

**County of San Benito  
California**

**LAND USE  
HOUSING  
and  
SCENIC HIGHWAYS  
ELEMENTS  
of  
The General Plan  
1973**

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*Prepared by*  
**NESTOR BARRETT, AIP, PLANNING CONSULTANT  
San Jose, California**





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Prepared by  
NESTOR BARRETT, AIP, PLANNING CONSULTANT  
San Jose, California



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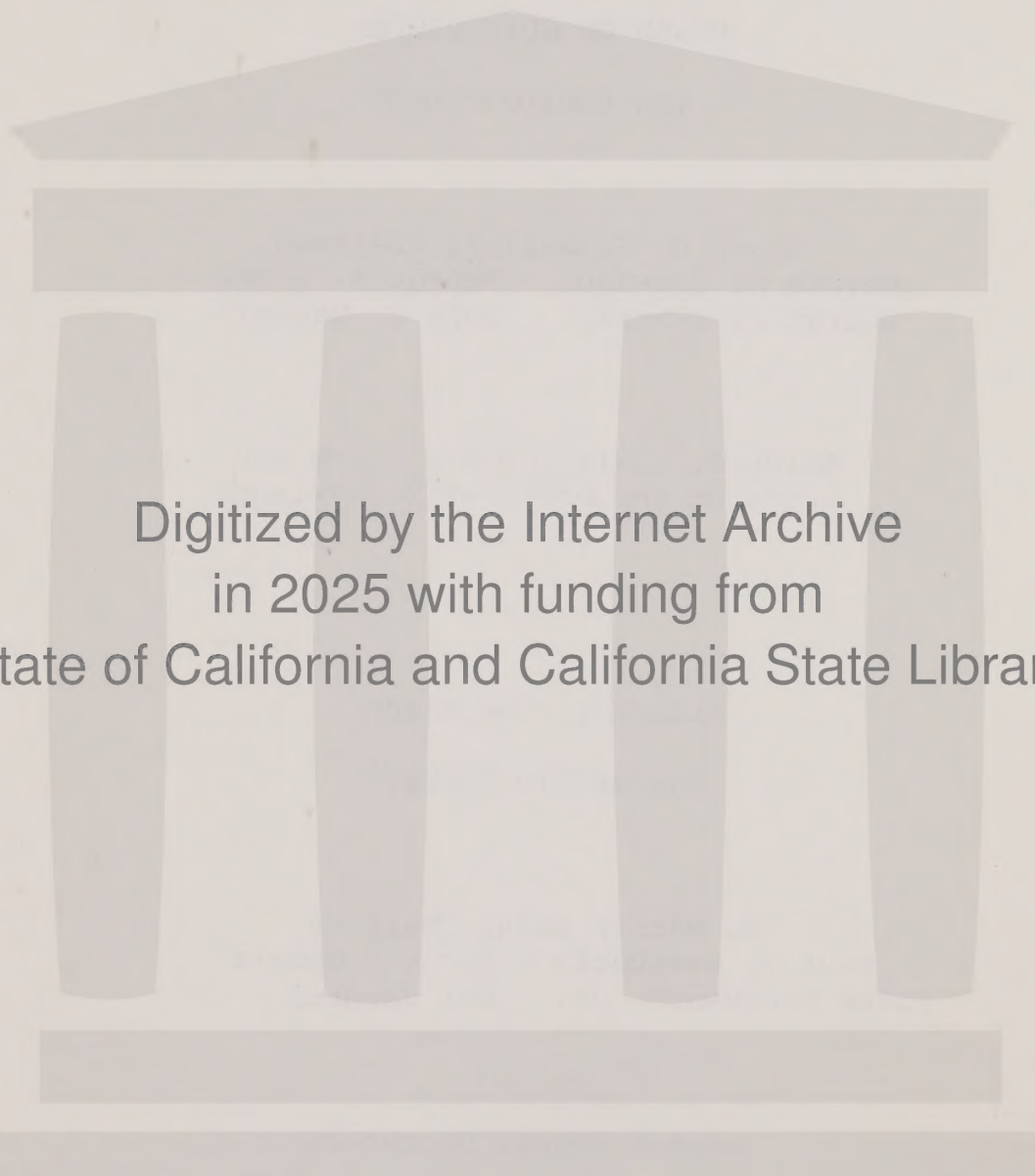
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COUNTY OF SAN BENITO  
CALIFORNIA

LAND USE ELEMENT  
of the  
GENERAL PLAN

Approved  
by the San Benito County Planning Commission  
December 20, 1973

Approved and Adopted  
by Resolution of the Board of Supervisors  
of San Benito County  
December 31, 1973

HOUSING ELEMENT  
of the  
GENERAL PLAN

Approved  
by the San Benito County Planning Commission  
December 20, 1973

Approved and Adopted  
by Resolution of the Board of Supervisors  
of San Benito County  
December 31, 1973

SCENIC HIGHWAYS ELEMENT  
of the  
GENERAL PLAN

Approved  
by the San Benito County Planning Commission  
December 20, 1973

Approved and Adopted  
by Resolution of the Board of Supervisors  
of San Benito County  
December 31, 1973

Prepared by  
NESTOR BARRETT, AIP, PLANNING CONSULTANT  
San Jose, California







## PREFACE

The Land Use, Housing and Scenic Highways Elements of the General Plan of San Benito County were prepared with the assistance of the San Benito County Advisory Committee for the Preparation of a General Plan and Zoning Ordinance which was appointed by the San Benito County Board of Supervisors on October 16, 1972. Lynn Johnson is Chairman and Robert Bouchard is Secretary of the Committee.

A subcommittee of the general committee was assigned to assist in the preparation of the Land Use and Scenic Highways Elements. Members of this subcommittee are: Richard A. Gularte, chairman; Donald L. Gabriel, Don C. Gardiner, Jerry A. Renz and Joseph F. Felice.

The entire committee assisted in the preparation of the Housing Element. The members are: Jerry McCullough, chairman; Alfred J. Bonturi, Robert E. Bouchard, Loren E. Bryan, Joseph F. Felice, Mrs. Margaret L. French, Donald L. Gabriel, Don C. Gardiner, Richard A. Gularte, Howard Harris, Lynn Johnson, Rev. Kenneth D. Kern, James R. Laws, George Ley, Frank Mansfield, Ed Markham, John Morrice, Roland Perkins, Jerry A. Renz, Ron Rodrigues, Dorothy Root, G. William Shelton III, Enos N. Silva, Henry Sumaya, Quentin J. Tobias, and Arthur Weatherly.





THE GENERAL PLAN  
COUNTY OF SAN BENITO, CALIFORNIA

LAND USE ELEMENT

HOUSING ELEMENT

1973





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Foreword. In addition to the 1965 General Plan for San Benito County which was prepared under a government contract, the County also adopted a Zoning and Subdivision Ordinance.

In 1967 the California Legislature made it mandatory that Counties adopt a Housing Element by July 1, 1969. At the direction of the Board of Supervisors such a plan was prepared and filed on July 1, 1968. After the necessary hearings were held by the Planning Commission and Board, it was officially adopted by the Supervisors on November 18, 1968.

In 1971 the California Legislature adopted Chapter 1803 amending Sections 65302 and 65700 of the Government Code, making it mandatory upon Counties to have a General Plan which includes all of the following elements:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Safety
- Seismic Safety
- Noise
- Scenic Highways

In May of 1972 the Planning Commission requested a proposal and budget for the revision of the General Plan and for the preparation of a new Zoning Ordinance. The General Plan was to contain all of the elements required by law.





It was pointed out that the Housing Element had already been prepared but that a revision would be in order. An Open Space Plan had been quite recently prepared and officially adopted by the Board of Supervisors on May 1, 1972. Accordingly this plan will consist of the following elements: Land Use, Circulation, Conservation, Safety, Seismic Safety, Noise, Scenic Highways, and a revised Housing element.

The Subdivision Ordinance, adopted in 1965, has recently been revised by the Public Works Department of the County, with the assistance of an engineering consultant.

General Plan Content. Section 65302 is quite explicit as to the information which must be included in every general plan element.

Some of the items are mandatory and some are permissive. Some do not even apply to San Benito County. For example, the noise element must contain acoustical contours for any "existing or proposed ground rapid transit systems."

This General Plan will cover only the mandatory items to the extent that they are appropriate.

The following is a breakdown of the detail which must be included in each of the mandatory general plan elements. Those items marked with "(M)" are mandatory; those marked "(P)" are permissive.



## Land Use

General distribution and general location and extent of uses of land for:

- Housing (M)
- Business (M)
- Industry (M)
- Open Space (M)
  - a. Agriculture (M)
  - b. Natural resources (M)
  - c. Recreation (M)
  - d. Enjoyment of Scenic Beauty (M)
- Education (M)
- Public Buildings and Grounds (M)
- Solid and liquid waste disposal facilities (M)
- Other (P)
- Statement of Standard of Population density by districts (M)
- Statement of Standard of Building intensity by districts (M)
- Lands subject to flooding (M)

## Circulation

- Location and extent of existing and proposed major thoroughfares (M)
- Transportation routes (M)
- Terminals (M)
- Public Utilities (M)

All correlated with Land Use Element





## Housing

Standards and plans for improvement of  
Housing (M)

Provision of adequate sites (M)

- a. Provision for housing needs for all  
economic segments of the community (M)

## Conservation

Conservation, development and utilization of  
natural resources (M)

- a. Water and its hydraulic force (M)
- b. Forests (M)
- c. Soils (M)
- d. Rivers and other waters (M)
- e. Harbors (M)
- f. Fisheries (M)
- g. Wildlife (M)
- h. Minerals (M)
- i. Other natural resources (M)

That portion of the conservation element including  
waters shall be developed in coordination with any county-  
wide water agency and all district and city agencies in  
the county.

- j. Reclamation of land and waters (P)
- k. Flood control (P)
- l. Prevention, control of pollution of  
streams and waters (P)
- m. Regulation of land use in stream channels  
and other areas required for conservation  
plan (P)
- n. Prevention, control, correction of erosion  
of soils, beaches, shores (P)
- o. Protection of watersheds (P)
- p. Location, quantity, quality of rock, sand,  
gravel (P)





### Open Space

As provided in Article 10.5, Government Code

### Safety

Protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazards. (M)

### Seismic Safety

Identification and appraisal of seismic hazards (M)

### Noise

Contours of present and projected noise levels of all existing and proposed major transportation elements (M)

a. Highways and Freeways (M)

b. Ground facilities associated with Airports (M)

Contours for rest homes, hospitals, medical facilities or outdoor recreation (M)

Conclusions re site or route selection alternatives or noise impact upon compatible land uses (M)

### Scenic Highway

Development, establishment, protection (M)



Citizens Advisory Committee for Preparation of a General Plan and Zoning Ordinance. A Housing Element is a part of this General Plan. As a result of a mandate from the California Legislature which was enacted by passage of AB1436 during the 1970 Session, guidelines for the preparation of this element have been prepared by the California Department of Housing and Community Development. The guidelines provide for citizen participation in addition to that of the Planning Commission and Board of Supervisors.

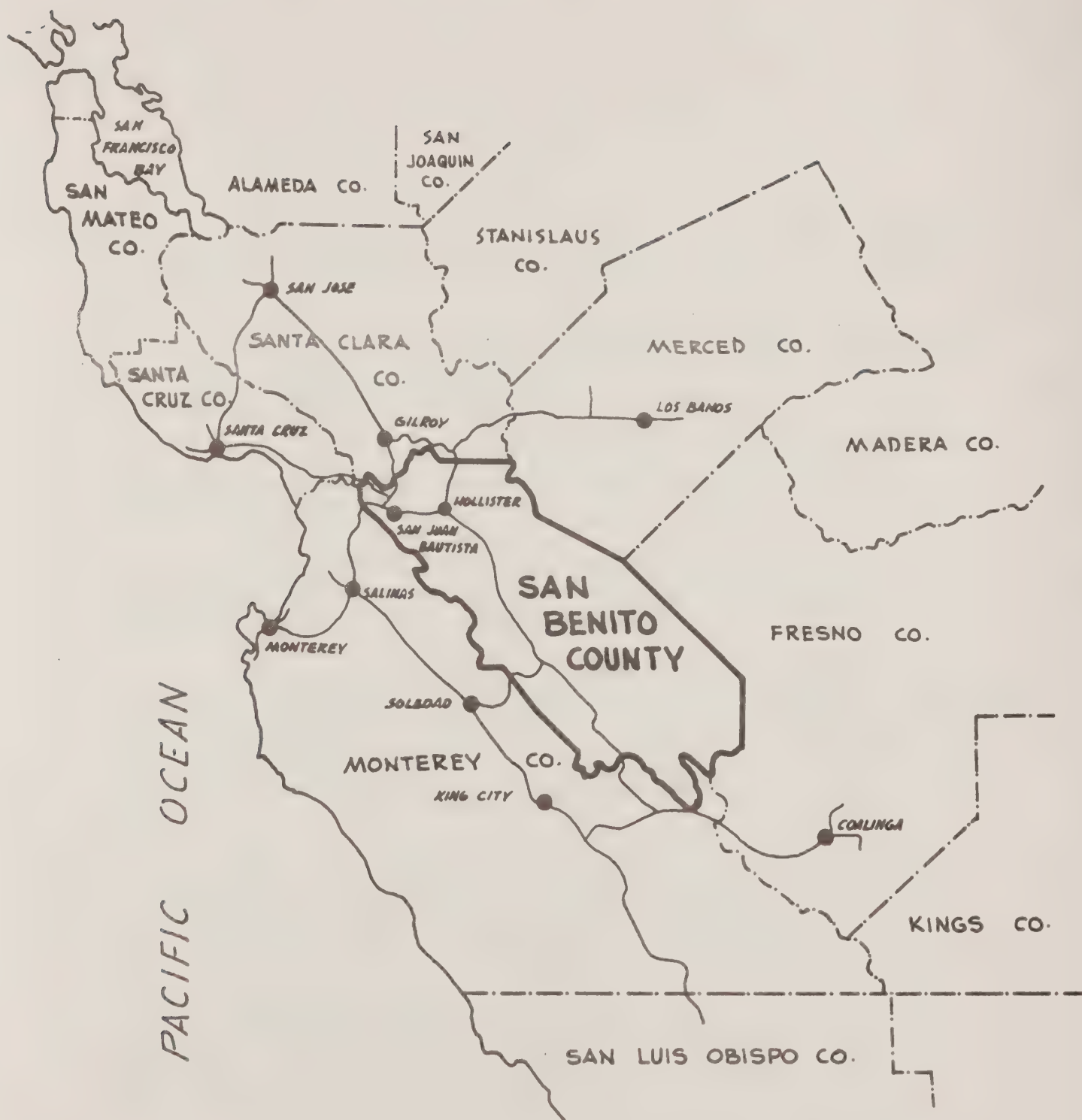
When this matter was called to the attention of the San Benito County Planning Commission they decided that it would be useful to expand the work of the Citizens Committee to include all of the Elements of the General Plan and the Zoning Ordinance, rather than limiting the Committee's work to the Housing Element. Accordingly, the Commission recommended to the Board of Supervisors that a Citizens Committee be appointed with the result that on October 16, 1972 the Board appointed a 16-member Advisory Committee.

The Committee held an organizational meeting on the evening of November 8, 1972 and selected Lynn Johnson, chairman; Howard Harris, vice-chairman; and Robert E. Bouchard as secretary.

The Committee determined that, with the exception of the Housing Element which requires all committee members to work on it, it would divide itself into sub-committees to review the Consultant's work, and make preliminary policy decisions for submission to the whole committee at periodic meetings. The names of the sub-committee members and the elements assigned to them are as follows.







THE GENERAL PLAN  
SAN BENITO COUNTY  
CALIFORNIA

LOCATION MAP

1973 1" = 20 MILES

NESTOR BARRETT

PLANNING CONSULTANT



Land Use, Circulation and Scenic Highways Elements:  
Richard A. Gularte, chairman; Donald L. Gabriel, Don C.  
Gardiner, Jerry A. Renz and Joseph F. Felice.

Conservation, Safety and Seismic Safety Elements:  
Howard W. Harris, chairman; Alfred J. Bonturi, Enos N.  
Silva and Margaret L. French.

Noise Element: Loren E. Bryan, chairman; G.  
William Shelton III, James R. Laws, Quentin J. Tobias  
and Arthur Weatherly.

Gerald McCullough was named Special Chairman for  
the whole committee to prepare the Housing Element, after  
Jerry A. Renz resigned from that post.

In order to broaden the base of the Committee the  
Board of Supervisors on February 19, 1973 added the following  
additional members: George Ley, Frank Mansfield, Ed Markham,  
Gerald McCullough, John Morrice, Roland Perkins, Ron  
Rodrigues, Dorothy Root, Henry Sumaya and Rev. Kenneth D.  
Kern.

Thus all elements of this General Plan have had,  
in addition to study and public hearings by the Planning  
Commission and Board of Supervisors, additional study and  
recommendations by a broad-based Citizens Committee.

Planning Area. San Benito County is located in  
the central part of California, being separated from the  
Pacific coastline by Santa Cruz and Monterey Counties.  
(See map facing page)

The eastern and western boundaries of much of the  
county are mountain ridges. In the east the Diablo Range  
with peaks rising to 4,000 and 5,000 feet protect the  
county from the extremes of heat and aridity found in the  
San Joaquin Valley.





The Gabilan Range on the west keeps out the coastal fogs, but the channel of the Pajaro River which passes through these hills allows an opportunity for cool coastal air to enter the county. This has the effect of providing cooler summer temperatures and raising winter temperatures.

Rainfall figures for the county vary widely. Hollister averages 14 inches a year; Panoche, 4 inches; and Fremont Peak, 24 inches.

San Benito County has a land area of 1396 square miles (893,440 acres).

Percentagewise land use in the county is: pasture and rangeland - 65.5%; brush and eroded - 21.7%; irrigated crops - 4.4%; nonirrigated crops - 6.5%; roads and urban use - 1.7%.

In addition to the low mountain ranges on the borders of the county, the rest of the terrain is characterized by approximately 100,000 acres of relatively flat and rolling hill land which could be economically developed for agricultural use in the growing of cultivated crops. About 40,000 to 45,000 acres are presently developed for irrigated crops, and an additional 50,000 to 60,000 acres could be so developed.

The two cities within San Benito County - Hollister and San Juan Bautista - in compliance with the State Planning Act, have adopted Open Space Elements of their General Plans. Under this Act each city is required to select some area outside its boundary into which it can expand in the orderly process of urban growth. When these areas have been defined, the County can proceed with the adoption of its Open Space Plan, which it has done.



The areas selected by the two cities are shown on the maps following this page.

The area around San Juan Bautista is quite large, containing 5,203 acres. However, since the city limits encloses about 297 acres, much of the land which remains outside the present limits has been placed in agricultural open space. There is a small area of residential reserve which has been laid out immediately south of the city.

The planning area for the City of Hollister contains 9,850 acres, but similarly this is a far greater area than the city is likely to grow into in the foreseeable future. The area within the city limits at the present time is 1,411 acres. As in the case of San Juan Bautista, much of this area is in cultivated farm lands and constitutes a considerable open space asset around the outer perimeter of the city.

History. San Benito County was created February 12, 1874 by the Twentieth Session of the California Legislature "out of that portion of Monterey County lying east and north of the Gabilan Mountains." The original easterly boundary of the county was on a line considerably to the west of the present county line between San Benito County and Fresno County.

Between 1874 and 1887 when the Legislature redescribed the county boundary this large area was a veritable no-man's land, neither Fresno County nor San Benito County agreeing to give it any services or attention.

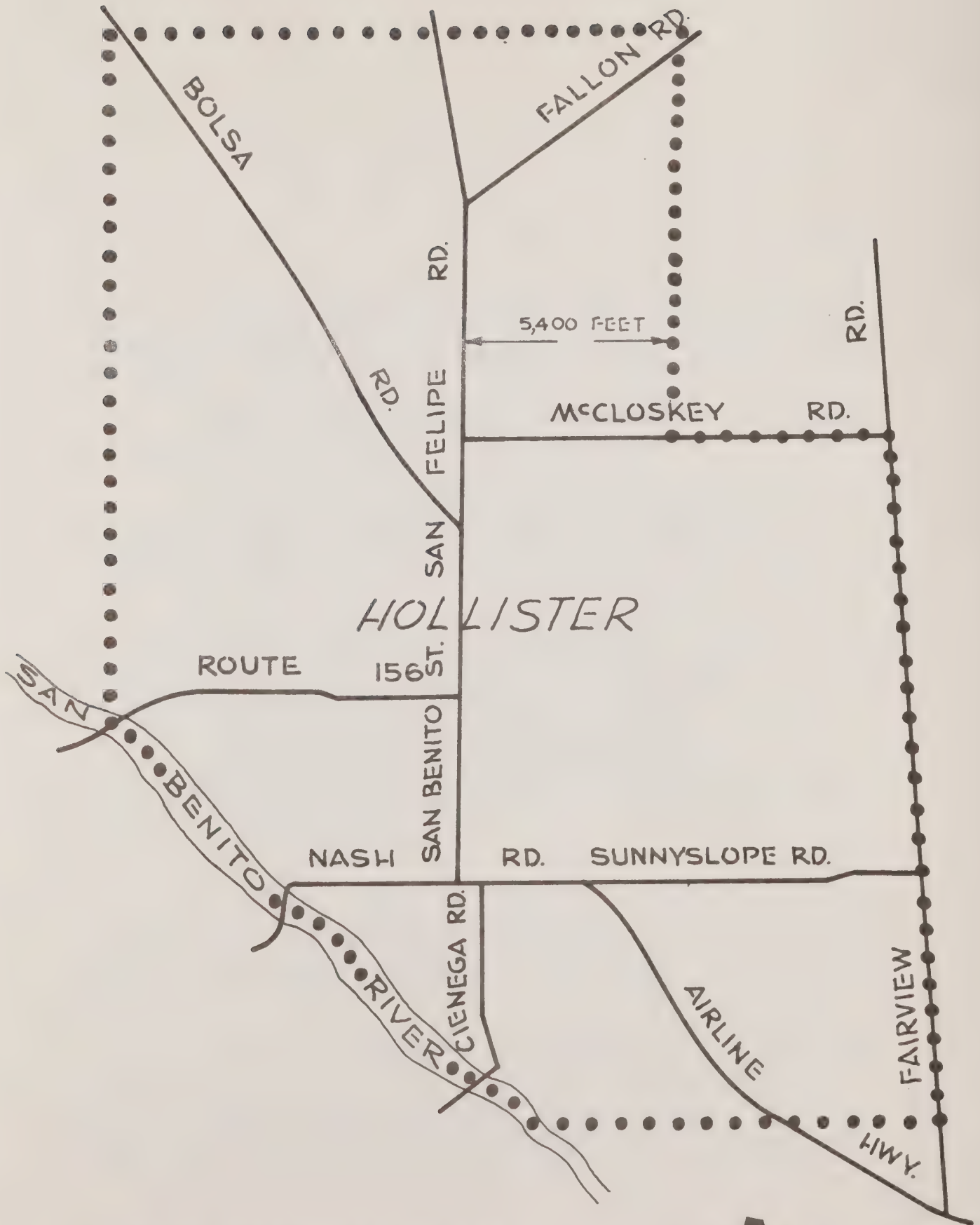
In 1887 the east boundary of the county was changed from the summit of the Coast Range which since 1850 had served as the easterly boundary of Monterey County and later San Benito County and was placed further east upon the lines described in certain U. S. surveys.





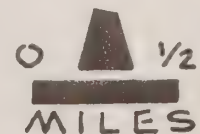






# THE GENERAL PLAN CITY OF HOLLISTER, CALIFORNIA PLANNING AREA

PREPARED BY  
NESTOR BARRETT AIP, PLANNING CONSULTANT







This boundary of 1887 with some slight changes was incorporated into the Political Code of California by the Act of 1919, and it remains the same to this day.

Some of the most dramatic incidents in California history have taken place in San Benito County.

During the time General Jose Castro was Commandant of the California forces, he made his headquarters at San Juan Bautista. He represented the Mexican Government under whose control California was at that time.

General Castro ordered an American force under the command of General John C. Fremont out of the country. This infuriated Fremont who with his contingent occupied a mountain top which is today known as Fremont's Peak. Fremont built a log fort and prepared for a battle. When no attack occurred Fremont withdrew to the north. This historic event was commemorated by declaring the peak a state park. It commands a superb view of several of the adjacent counties.

Frank Norris, the famed American author of the late 19th century, spent two months as a guest on the Bolado Ranch near Tres Pinos, observing the customs and lives of the people of the area. He later incorporated much of this material into one of his novels.

Tres Pinos was also the headquarters of Tiburcio Vasquez, one of California's most notorious bandits, who operated out of its caves and canyons in the 1870's. Once he and his band raided Tres Pinos, looting and shooting. Vasquez was later captured and executed.



The single railroad line which now terminates in the City of Hollister originally extended to Tres Pinos. However, this railhead was not called Tres Pinos in those days but instead, Paicines. The railroad named the station at its terminus Tres Pinos, so the original Paicines moved further south to its present-day location.

Cities. The City of Hollister, the county seat, is located in the north central portion of San Benito County. It is one of the oldest cities in California having been incorporated March 26, 1874.

Hollister is both a part of one of the world's great urbanizing areas and a part of the world's most spectacular agricultural complex. It serves as a center of the county's agricultural and industrial activities.

San Juan Bautista is one of California's oldest and most historical cities. It had its beginning when the location was chosen near the close of the 18th century as one of five new sites for Indian missionary establishments. On November 18, 1796 it was named for St. John the Baptist.

About 1835 San Juan Bautista became officially classified as a Pueblo instead of a Mission. Some 12 years later, after exploitation by opportunists the Military Governor proclaimed that the Mission would be respected and protected under the Constitution of the United States. It was then returned to the Missionary Priests. The Pueblo became the City of San Juan Bautista on May 4, 1869.

Today the Mission itself, and the historic buildings which surround it are an important tourist attraction, being visited by more than 300,000 people each year.



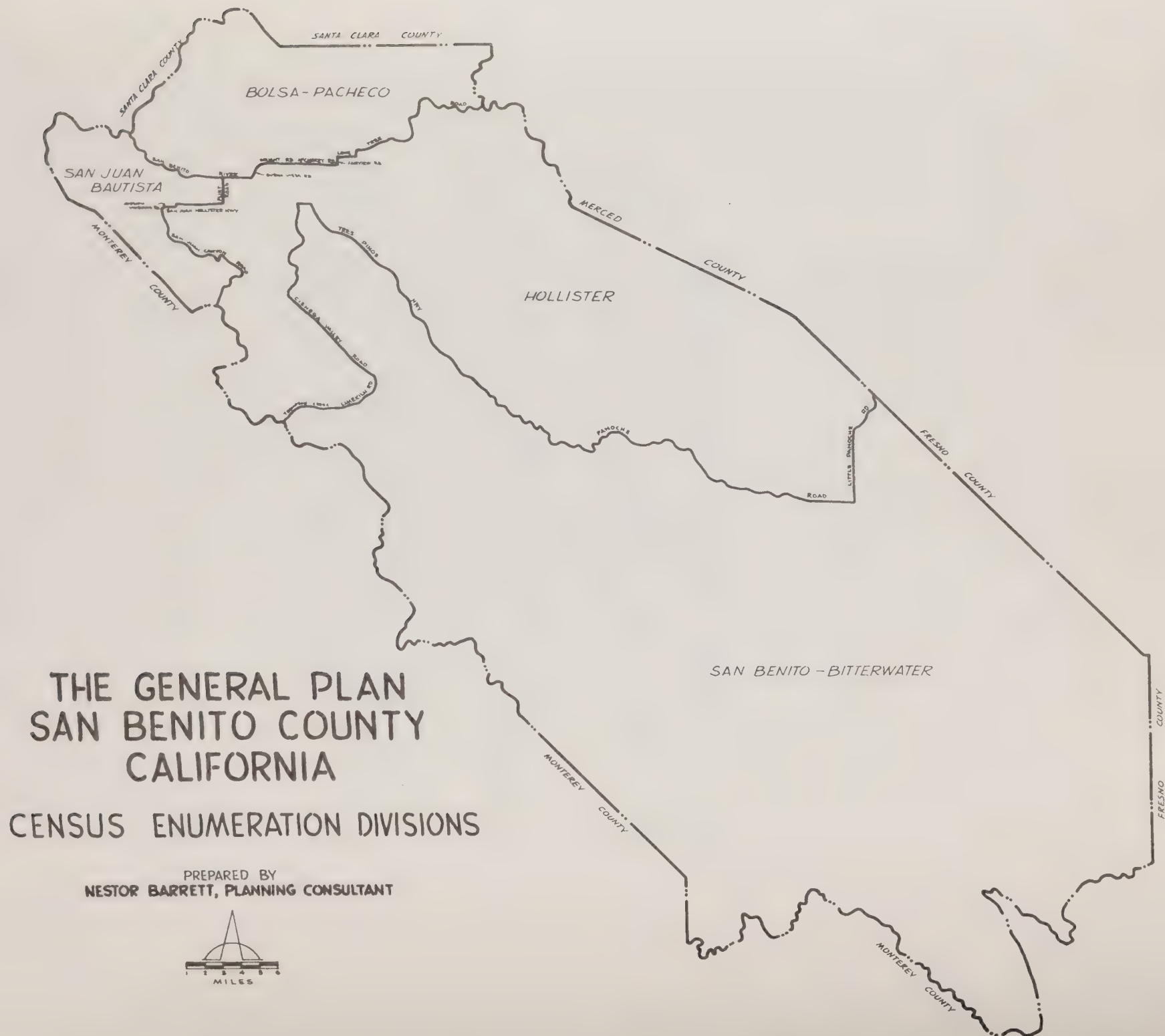


THE GENERAL PLAN  
COUNTY OF SAN BENITO, CALIFORNIA

LAND USE ELEMENT

1973







Population. The most recent population figures for San Benito County are the counts made by the Bureau of the Census in 1970. In order to determine the rate of growth of the county a graph is plotted which shows historical growth and from this various rates of probable future change are projected.

It is always desirable to have as small a breakdown within the area being studied as possible. In the case of San Benito County this is accomplished by using the Census Enumeration Divisions.

Prior to 1960 the breakdown was by townships so that it is no longer possible to get comparable figures prior to that time. In 1960 the Census Bureau divided the county into the new enumeration divisions. A map of these is shown on the facing page.





The actual population of these divisions for 1960 and 1970 as determined by the Census Bureau is shown in Table 1 which follows.

TABLE 1

SAN BENITO COUNTY - POPULATION BY CENSUS DIVISIONS

<u>Division</u>	<u>Population</u>		<u>% of Change</u>
	<u>1970</u>	<u>1960</u>	
Bolsa-Pacheco	2,018	1,835	10.0
Hollister	12,730	10,280	34.8
Hollister City	7,663	6,071	26.2
San Benito-Bitterwater	580	958	-39.5
San Juan Bautista	2,898	2,323	24.8
San Juan Bautista City	<u>1,164</u>	<u>1,046</u>	11.3
Total of San Benito County	18,226	15,396	18.4

We can, however, get a somewhat clearer picture by studying how the population has grown from 1890 to 1973. This is shown in Table 2 which follows.



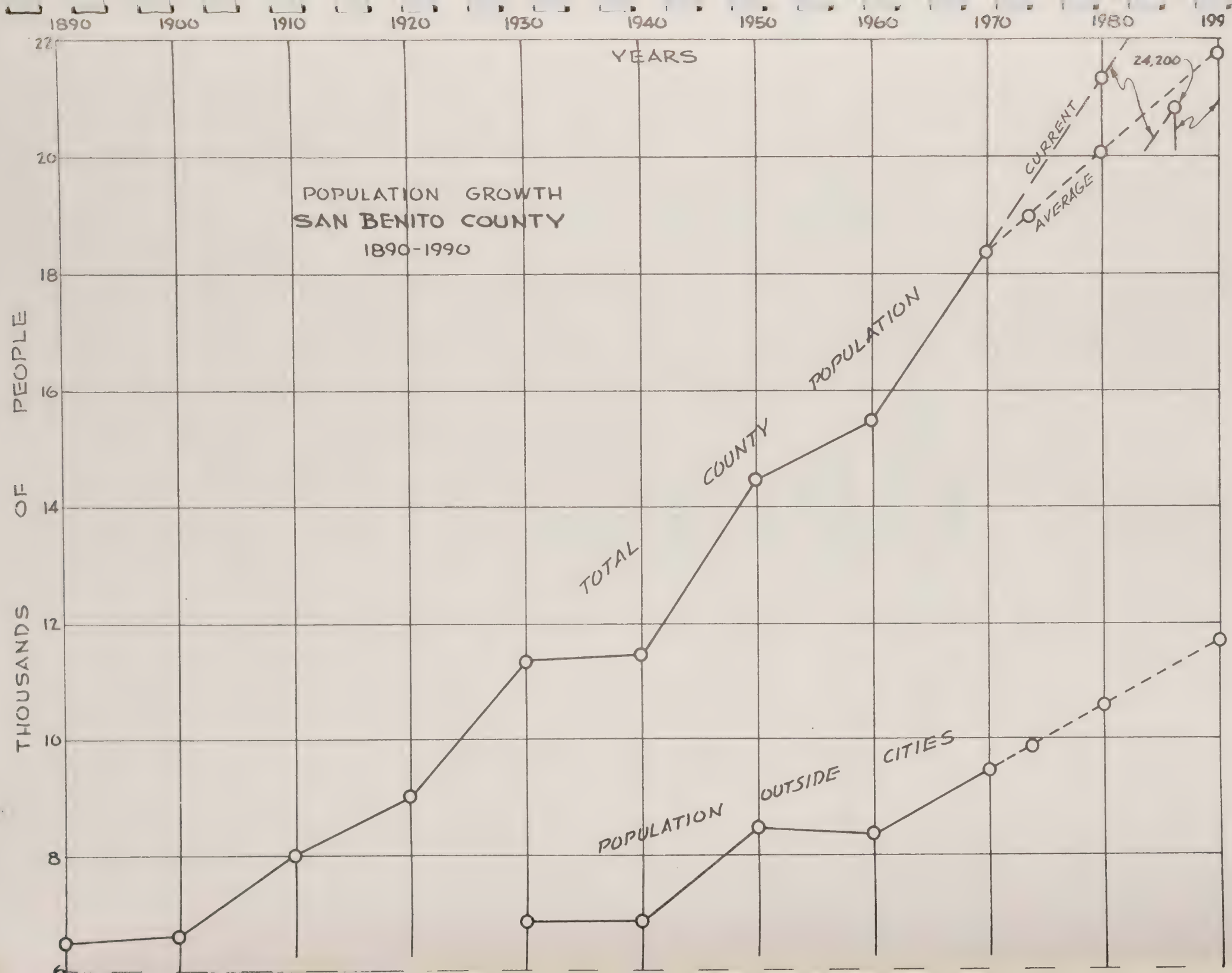






TABLE 2  
POPULATION CHANGES - SAN BENITO COUNTY  
1890-1970

<u>Year</u>	<u>Population</u>	<u>% of Increase</u>
1890	6,412	
1900	6,633	3.4
1910	8,041	21.2
1920	8,995	11.9
1930	11,311	25.7
1940	11,392	0.7
1950	14,370	26.1
1960	15,396	7.1
1970	18,226	18.4
1973*	19,400	6.4
1980*	21,200	9.3
1990*	24,200	14.1

\*Estimated

A graph upon which these data have been plotted is shown on the facing page.



It can be seen that population growth in San Benito County has been subject to certain sharp rises during specific decades. Between 1900 and 1910 there was a 21% rise; between 1920 and 1930 there was a 25% rise and between 1940 and 1950 a 26% increase. In the entire ten years between 1950 and 1960 the population rose only 7%, whereas during this past decade the population rose almost 18.4%.

The county population has fluctuated so widely by decades since 1890 that making predictions for the future is hazardous at best. Two methods of projecting the future population have been devised and are shown on the graph just referred to. The line marked "average" is arrived at by extending the slope of the line which is derived by connecting the population point for 1910 with the population point for 1970. This projection results in a 1973 population of 18,900, a gain of less than 700 in the past three years. It also projects a 1980 population of 20,000 and a 1990 population of 21,700.

A more realistic projection is that shown marked as "current". Here the 1973 population is 19,400, the 1980, 21,200; and the 1990, 24,200 - much more realistic predictions.

This latter projection also is based on a slightly lower slope than the 26.1 percent 1940 to 1950 rise which was the highest in history.

Unincorporated Area. Since this is a county general plan and the present policy of the county is to develop the unincorporated area in low densities it is important to separate from the total population the figures for the unincorporated area alone. These are shown in Table 3 which follows:



TABLE 3  
POPULATION OUTSIDE CITIES

<u>Year</u>	<u>Total County</u>	<u>Hollister City</u>	<u>San Juan Bautista City</u>	<u>City Total</u>	<u>%</u>	<u>Unincorporated Only</u>	<u>%</u>
1930	11,311	3,757	772	4,529		6,782	
1940	11,392	3,881	678	4,559	.66	6,833	.7
1950	14,370	4,903	1,031	5,934	30.1	8,436	23.6
1960	15,396	6,071	1,046	7,117	19.1	8,279	-1.8
1970	18,226	7,663	1,164	8,827	24.0	9,399	13.5
1973 <sup>(1)</sup>	19,400	8,300	1,200	9,500 <sup>(2)</sup>	7.6	9,900	5.3
1980 <sup>(1)</sup>	21,200	9,700	1,300	11,000 <sup>(2)</sup>	15.7	10,200	3.0
1990 <sup>(1)</sup>	24,200	12,200	1,400	13,600 <sup>(2)</sup>	23.6	10,600	3.9

(1) Estimated

(2) Arrived at by subtracting the cities from the total county population.

This table relates to the graph (facing page 14) on the chart marked "Population Outside Cities." By examining the slope of these lines it can be seen that historically the growth outside the city areas percentage-wise has been far below that within the cities. The projection to 1990 shows that this will continue to be the case.





The 1973 population is projected to be 9,900, the 1980 population 10,200 and the 1990 population 10,600.

Growth Rate. When the rate of population growth for the last 32 years for San Benito County is compared with that of the State of California an interesting fact emerges. The explosive growth in the two metropolitan centers of the state, San Francisco Bay Area and Southern California, caused the state rate to be far greater than the county growth rate. For example, between 1940 and 1950 the state population grew by 53.2% whereas the county growth rate was less than half, being 26.1%.

Between 1950 and 1960 the state rate slowed down slightly to 48.4%, while the county rate dropped sharply to 7.1%.

But in the decade between 1960 and 1970 San Benito County's rate of population growth began to approach that of the state whose rate had slowed to 27% while the county rate rose to 18.4%.

The Director of Finance of the State of California, whose office is charged with the responsibility of making population estimates for noncensus years, announced in August, 1972 that the population of California was 20,524,000, a 2½% increase over the U. S. Census figure of 19,953,134 on April 1, 1970. If the projections prepared for this report are correct the comparable figure for San Benito County is a population of 19,000, as compared to 18,226 in 1970, an increase of 4.2%.

This information has been compiled in Table 4 which follows:



TABLE 4

## POPULATION GROWTH - CALIFORNIA AND SAN BENITO COUNTY

<u>Year</u>	<u>California</u>		<u>San Benito County</u>	
	<u>Population</u>	<u>% Change</u>	<u>Population</u>	<u>% Change</u>
1940	6,907,387		11,392	
		+53.2		+26.1
1950	10,586,223		14,370	
		+48.4		+7.1
1960	15,717,204		15,396	
		+27.0		+18.4
1970	19,953,134		18,226	
		+2.5		+4.2
1972 <sup>(1)</sup>	20,524,000		19,000 <sup>(2)</sup>	

(1) California Department of Finance

(2) Consultant for this report

Source: U. S. Census Bureau

Age Groups. Table 5, "Age Groups by Sex" and Table 6, "Major Age Groups" compare these characteristics for 1960 and 1970.



TABLE 5

AGE GROUPS BY SEX 1960 - 1970  
SAN BENITO COUNTY

<u>Ages</u>	<u>1960</u>			<u>1970</u>		
	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
0 - 4	523	522	1,045	863	901	1,764
5 - 9	546	473	1,019	986	957	1,943
10 - 14	533	470	1,003	998	941	1,939
15 - 19	393	359	752	923	888	1,811
20 - 24	244	205	449	568	662	1,230
25 - 34	509	514	1,023	1,035	1,038	2,073
35 - 44	602	585	1,187	931	1,032	1,963
45 - 64	645	468	1,113	985	982	1,967
55 - 59	288	199	487	445	445	890
60 - 64	219	160	379	409	357	766
65 - 74	303	268	571	541	578	1,119
75+	<u>157</u>	<u>140</u>	<u>297</u>	<u>310</u>	<u>451</u>	<u>761</u>
ALL	4,962	4,363	9,325	8,994	9,232	18,226





TABLE 6  
MAJOR AGE GROUPS  
NUMBER AND PERCENTAGE OF THE POPULATION  
1960 - 1970

<u>Age Group</u>	<u>1960</u>	<u>%</u>	<u>1970</u>	<u>%</u>
0 - 20	3,819	40.9	7,457	40.9
20 - 45	2,659	28.5	5,266	28.9
Over 45	<u>2,847</u>	<u>30.6</u>	<u>5,503</u>	<u>30.2</u>
TOTAL	9,325	100.0	18,226	100.0

The striking thing revealed by compiling the more detailed information (Table 5) into a briefer form as shown in Table 6, "Major Age Groups", is that virtually no change in the composition of San Benito County population as to age has occurred in the decade. In 1960, 69.4% of the population was under 45 years of age. This situation changed only .4 of a percentage point in the ten years so that in 1970 this group constituted 69.8%. Similarly there was a change of only .4 of a percentage point in the group over 45 years of age.



TABLE 7  
ETHNIC DATA

	San Benito County		State of California	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Total Population	18,226	100.00	19,957,304	100.00
White	17,553	96.30	17,856,046	89.40
Negro	63	.35	1,397,138	7.00
Other	610	3.35	704,120	3.50

Source: 1970 U. S. Census

Ethnic Group. Table 7 shows comparative ethnic data for San Benito County and the State. Over 96% of the county residents are classified as white with less than one-third of one percent being negro. In the State as a whole 7% of the inhabitants are negros with 89.4% being white.

In other races San Benito County is almost precisely the same composition as the State.

The Census Bureau divides the population into two groups, white and nonwhite. The group designated as "nonwhite" includes persons of Negro, American Indian, Japanese, Chinese, Philippino, Korean, Asian Indian and Malayan races. Since Negroes constitute 92% of all nonwhites they are handled as a separate category from the other races previously mentioned.



The population of San Benito County contains a higher percentage of foreign born persons than are in adjoining counties or the State as a whole. These figures are included in Table 8 which follows. Almost 13% of the county population is foreign born as compared with only 5% in San Luis Obispo County, 7.9% in Santa Cruz County, 8.8% in the State and 9.7% in Monterey County.

TABLE 8

NATIVITY  
(Population in thousands)

	San Benito County		Monterey County		San Luis Obispo County		Santa Cruz County		State of California	
	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>
Total Population	18.2		250.0		105.6		123.7		19,957.3	
Native of native parentage	11.6	63.8	181.3	72.5	86.2	81.5	93.1	75.2	14,965.2	74.4
Native of foreign or mixed parentage	4.3	23.7	44.3	17.7	14.1	13.3	20.8	16.8	3,234.0	16.2
Foreign born	2.2	12.7	24.4	9.7	5.3	5.0	9.8	7.9	1,757.9	8.8

The category "Native of native parentage" comprises native persons, both of whose parents are also natives of the United States. "Native of foreign or mixed parentage" comprises native persons, one or both of whose parents are foreign born.





Persons, which the U. S. Census Bureau identifies as being of the "Spanish language or Spanish surnames" comprise about 45% of the population of the county. They are, therefore, an important economic and cultural group and for this reason separate statistics are included in this report. The Census Bureau describes persons of Spanish language as including all persons of Spanish mother tongue and all other persons in families in which the head or wife reported Spanish as his or her mother tongue.

In five Southwestern States (Arizona, California, Colorado, New Mexico and Texas) persons with Spanish surnames were identified by means of a list of over 8,000 Spanish surnames originally compiled by the Immigration and Naturalization Service (and later updated by the Bureau of the Census). In the five Southwestern States social and economic characteristics are presented for persons of Spanish language combined with all other persons of Spanish surname.

Table 9 is a breakdown by sex of persons in these categories for the County and the State and the three adjacent counties.

TABLE 9

PERSONS OF SPANISH LANGUAGE OR SPANISH SURNAMES  
BY SEX  
(Population in Thousands)

	San Benito County		Monterey County		San Luis Obispo County		Santa Cruz County		State of California	
	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>
Total All Ages	8.1		52.7		11.7		14.6		3,101.5	
Male	4.0	49.8	28.6	54.3	6.1	52.5	7.4	50.5	1,544.0	49.7
Female	4.1	50.1	24.0	45.6	5.5	47.5	7.2	49.5	1,557.5	50.2



TABLE 11

## SCHOOL ENROLLMENT

	<u>San Benito</u> <u>County</u> <u>%</u>		<u>Monterey</u> <u>County</u> <u>%</u>		<u>San Luis</u> <u>Obispo</u> <u>County</u> <u>%</u>		<u>Santa Cruz</u> <u>County</u> <u>%</u>		<u>State of</u> <u>California</u> <u>%</u>	
Total Enrolled Ages 3-34	5,434		70,570		34,792		33,139		5,970,477	
Nursery School	33	.6	1,532	2.19	582	1.39	589	1.8	152,013	2..
Kinder- garten	337	6.2	4,068	5.62	1,617	4.64	2,065	6.2	353,916	5.6
Elementary 1-8	3,168	58.3	38,034	53.8	13,919	40.0	16,499	49.8	3,135,376	52.6
High School 1-4	1,449	26.6	17,300	24.5	6,995	20.1	7,836	23.6	1,436,178	24.0
College	447	8.2	9,636	13.6	11,679	33.5	6,150	18.5	892,994	14.9



Table 10 gives a breakdown for the same group by place of birth. As can be seen there are about three times as many persons by percentage in the county populations as there are in the state as a whole.

TABLE 10

PERSONS OF SPANISH LANGUAGE OR SPANISH SURNAMES  
BY NATIVITY  
(Population in Thousands)

	San Benito County		Monterey County		San Luis Obispo County		Santa Cruz County		State of California	
	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>
Total										
Population	8.1	45.0	52.7	21.0	11.7	11.1	14.6	11.8	3,101.5	15.5
Foreign										
Born	1.6	19.9	11.3	21.4	1.4	12.4	3.2	22.2	654.4	21.1
Native	6.5	80.1	41.4	78.5	10.2	87.5	11.3	77.7	2,447.1	78.9

Educational Status. San Benito County has a higher percentage of its population enrolled in school beginning with kindergarten and extending through high school, than Monterey, San Luis Obispo or Santa Cruz County, and in fact, for the State as a whole. Only in one category, that of children in kindergarten, is it matched by Santa Cruz County which has precisely the same percentage. These figures are shown in Table 11 on facing page.





TABLE 12

## YEARS OF SCHOOL COMPLETED

	<u>San Benito</u> <u>County</u> %		<u>Monterey</u> <u>County</u> %		<u>San Luis</u> <u>Obispo</u> <u>County</u> %		<u>Santa Cruz</u> <u>County</u> %		<u>State of</u> <u>California</u> %	
Age 25 and over	9,532		119,801		57,827		72,600		10,875,983	
No school years completed	383	4.0	2,501	2.0	581	1.0	917	1.2	163,894	1.5
Elementary 1-8	3,277	34.3	24,127	20.1	12,365	21.3	14,303	19.6	1,986,618	18.2
High School 1-4	4,045	42.4	55,257	46.1	28,556	49.2	34,695	47.7	5,478,433	50.3
College 1 or more	1,827	19.1	37,916	31.6	16,325	28.2	22,685	31.2	3,247,038	29.8
Median School Years Completed										
Male	10.4		12.4		12.3		12.4		12.4	
Female	11.5		12.4		12.3		12.4		12.3	
% High School Graduates									62.6	
Male	41.3		62.2		58.0		61.8			
Female	46.7		62.8		61.7		64.1			



Only at the college level does the County fall sharply behind its adjoining neighbors and the State. Only 8.2% of the population were found by the Census Bureau to be in college, which is more than 6 percentage points behind Monterey County and substantially below San Luis Obispo and Santa Cruz Counties.

The data in Table 12 (facing page) shows the years of school completed by persons who are 25 years of age or over in 1970. Except for the categories of "No school years completed" and "One or more years of college", the County seems to be reasonably comparative with its neighbors and the State, except in the category for completion of the elementary grades 1 through 8 in which it exceeds the others by 14% to 16%.

The table also includes by sex the median school years completed and the percentage of high school graduates in the four counties.

#### Policy on Population Distribution and Growth.

The Citizens Advisory Committee recommends to the Planning Commission and Board of Supervisors the following statement on population distribution and growth:

It appears to us that San Benito County must look forward to the following types of growth - some of which may be restrained or diverted, others of which cannot be avoided.

1. Normal Internal Growth. The births-over-deaths increase of about 1.7 percent per year is normal. Of course, San Benito can become a population exporting area, such as the Middle West where increased mechanization of farming forces many people to leave. Most of our rural communities export most of our children to urban areas. Some of this is inevitable, but a community withers unless it attracts as many young people as move away.



2. Workers In New Industries. The County has been continuously attempting to grow industrially with considerable success. As sites become more costly around the Bay Area, this should accelerate. Industries will not move in without a minimum potential for worker housing. Many industries look over areas like Hollister and Salinas for local labor pool, and we have lost more prospects for this lack rather than any other reason. Of course, this is a chicken and egg situation; one cannot get industries without people and vice versa. Some industries, however, are looking for trainable unskilled labor which is often found in the agricultural communities that have recently become mechanized or where farm children are looking for more upward mobility.

3. Population Overspill. There is overspill from the southerly San Francisco Bay Area, particularly among those who consider living in Southern Santa Clara County.

4. Second Home Buyers. Some of our mountain areas may attract these. Alternately, there are people who are attracted to ranching. Some people want to combine second homes with a large ranching operation. This would probably occur at such a low density that the residential densities allowed in agricultural areas might be adequate.

Probably growth types #1 and #2 would concentrate around Hollister plus a little impact on San Juan Bautista and other points. We believe this is the only growth that has been considered in the past.





Growth type #3 appears to us to promise irresistable pressures on the northwest portion of San Benito County. The State Department of Finance predicts the following growth in Santa Clara County:

	<u>Actual Growth</u>	<u>Estimated Growth</u>		
	1960-1970	1970-1980	1980-1990	1990-2000
Gilroy Census Area	3,300	31,590	31,400	18,400
Santa Clara County, South of San Jose	9,700	67,298	64,760	38,000

(Santa Clara County Planning Commission Staff gave the following estimates in February:)

Gilroy Census Area	3,300	5,000	17,000	Not prepared for this period
Santa Clara County, South of San Jose	9,700	29,000	79,000	

This shows how widely expert opinions can differ. Our guess is that the true figure will be somewhat in between, as Gilroy seems to have grown by more than 30 percent of 5,000 in the 1970-73 period. However, 31,590 for the decade appears to be excessive. The State's estimate seems high and may be three or four years old. Since that time, the birth rate and in-migration to California have been reduced. Both estimates seem to indicate that the growth of San Jose has used up the best land in northern Santa Clara County, so development is moving south of the city. Does the reduction in



State figures (later decades) indicate that growth will go elsewhere after the best Southern Santa Clara land is used up? Their figures show a growth in San Benito County of 3,700 in 1970-1980, 5,800 in 1980-1990, and 6,050 in 1990-2000.

There is an indication of pressure that is possibly out of proportion to present populations of the County or the two incorporated cities. Whether it will hit us in 1974 or in 1994 is hard to say, but that is our most important item of input data. To plan for the future of San Benito County, we need to have some idea of the magnitude of pressure upon the County. Moderate pressure can be absorbed or deflected on into northeasterly Monterey County; heavy pressure will be more difficult to deal with unless anticipated.

We really believe the pressures will become heavy by 1975 to 1980. When prices are forced up enough, some farmers will sell their ranches and eventually a developer will get a project approved. This could well be in the least suitable locality; and the land taken out of production could be prime instead of marginal. That all growth will naturally occur around Hollister is hard for us to accept.



Looking at the population projections to the north, one can easily visualize Hollister growing substantially in the next two decades and, if all growth concentrates there, the nature of the city could be totally changed.

By good planning, several thousand people could be located in the Aromas-San Juan-Sargent triangle since it contains over 10,000 acres.

The second home market may be a factor. Many California counties are attracting these buyers who make few demands on a community but bring money. There is attractive mountain acreage that could be developed at low density for this market with minimum effect on the present community.

Existing Land Use. Table 13, which follows, shows existing land use as it was in 1965 and is in 1973.





TABLE 13

## EXISTING LAND USE

<u>Type of Use</u>	Acres	
	<u>1973</u>	<u>1965</u>
Crop land, irrigated	39,628	46,916
Crop land, nonirrigated	58,190	66,961
Pasture and Rangeland*	585,762	500,946
Brush and Eroded	194,560	272,606
Other, includes roads, railroads, cities, urbanized land, and land within city planning areas	<u>15,300</u>	<u>6,011</u>
Total	893,440	893,440

\*In 1965 Report this item was listed under two classifications, Forest and Woodland, and Pasture and Rangeland.

The irrigated crop land declined in area by nearly 7,000 acres. This was due to the lack of adequate supply of quality water. Nonirrigated land also declined by 9,000 acres.

There was a dramatic decline in the amount of brush and eroded land. This was caused by a vigorous campaign of reclamation which added over 78,000 acres to the usable land supply of the county.

The difference of some 9,289 acres between the urbanized land in 1965 and 1973 results from including in these figures all of the planning areas which have been chosen by the two cities which comes to a total of 15,053 acres. Added to this figure are the areas around the three smaller places of Tres Pinos, Paicines and Aromas, a total of 185 acres. County and state highways and railroad rights-of-way account for an additional 62 acres.



Open Space. The subject of open space in San Benito County is completely dealt with in the Open Space Element of the General Plan adopted by the Board of Supervisors on May 1, 1972. This element has been published as a separate document. Accordingly, no material on this subject is included in this element since it would be repetitious.

Education. The county has an adequate elementary school system with school buildings and grounds being placed in good relationship to the population served. San Benito High School located on Nash Road and Monterey Streets in South Hollister is the only educational institution of that level in the county.

San Benito County is included in a Junior College District which comprises an area not only of this county but a portion of South Santa Clara County. The district operates Gavilan College which is located on a site southwest of Gilroy.

Higher education is provided by the University of California at Santa Cruz. California State University at San Jose is also available to San Benito County students for enrollment.

There are two parochial schools in the county located in the Hollister area. One is operated by the Seventh Day Adventist Church and one by the Catholic Church.

Public Buildings and Grounds. The San Benito County Court House is located on Monterey Street between Fourth and Fifth Streets in Hollister. The Court House, a separate building which houses the Welfare Department, a Health Department Building and the Public Library are all relatively new and constitute a functional civic center.



The County has recently acquired a two-story residential building, adjacent to the other county buildings, at the corner of Fifth and West Streets which is used for offices of the District Attorney, Planning Department and Building Inspector.

The County also maintains a Corporation Yard and Public Works Department on Southside Road south of the Hollister city limits.

A modern hospital occupies a hilltop site near Sunset Drive and Airline Highway. It is operated by a public district.

There are three cemeteries in the county. One serving San Juan Bautista is operated by a public cemetery district. Hollister is served by a privately owned cemetery under the Independent Order of Odd-Fellows, a fraternal organization. The other one is operated by the Catholic Church.

#### Solid and Liquid Waste Disposal Facilities.

Hollister has a water pollution control plant on South Street, Southwest of the city. There is a solid waste disposal site operated jointly by the City and County on John Smith Road east of the city. Hollister operates a domestic sanitary sewer plant west of the city and has an additional system located at the City Airport complex.

San Juan Bautista has a public sanitary sewerage system and has recently let contracts for garbage and rubbish removal, which material is disposed of in an adjoining County landfill site.

The Sunnyslope County Water District, which furnishes water to the area south and east of Hollister, also operates a sanitary sewer which at this time services a developing subdivision and recreational area.



Flood Plains. The most significant flood plain area in the county is in the vicinity of San Felipe Lake on the northern county boundary. This flooding occurs only in periods of heavy and continuous storms. In order to alleviate this situation the Miller Canal was dug to drain the excess flood waters into the Pajaro River, the boundary line between Santa Clara, Santa Cruz and San Benito Counties.

This flood plain area is extensively used for agricultural purposes except during the rare periods when it is inundated by flood waters.

There are also scattered areas which could be indicated as flood plains which lie along the San Benito River. These are relatively narrow shelves and since they are almost exclusively surrounded by agricultural land of one type or another they need no separate identity.

#### CONCLUSIONS

Population Centers. The four population centers of Hollister, San Juan Bautista, Tres Pinos and Aromas are recognized as the primary places about which urban development should cluster; provided full urban services needed for such development are first made available. No fixed boundaries are suggested but such development should be reasonably related to present development and not at a substantial distance away.

Residential Densities. Residential density adjacent to the planning areas of Hollister and San Juan Bautista should be compatible with the densities established by those cities. Similarly density patterns for areas adjacent to Tres Pinos and Aromas should be a reasonable extension of existing densities now established for those places by existing zoning regulations.





In all other areas of the county the agricultural nature of the economy is recognized and in these areas residential densities should be appropriate to such areas.

The principle of residential clusters is also recognized and these may be established in accordance with zoning regulations adopted for that purpose. The concept of residential clusters is that in any given area the overall density established for the general area will not be exceeded. Regulations to assure this will occur are appropriate for a zoning ordinance and for private covenants.

Commercial Uses. Normal commercial uses (retail trade) are appropriate within the four population centers. Service centers, frequently called neighborhood commercial, will conform to this plan when justified by established need because of adjacent population growth.

Heavy Commercial and Industrial Uses. These uses should be located adjacent to major transportation arteries and other major utility facilities so as to minimize traffic congestion and separate residential vehicle movements from commercial and industrial movements.

Other Uses. There are other uses which cannot now be foreseen. Examples are institutional and recreational uses. In the preparation of a Zoning Ordinance special provisions should be included to recognize this fact and provisions made for their establishment under reasonable conditions.



THE GENERAL PLAN  
COUNTY OF SAN BENITO, CALIFORNIA  
HOUSING ELEMENT

1973



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Foreword. Carrying out a mandate of the Legislature San Benito County on November 18, 1968 adopted a Housing Element of its General Plan. This is still a mandated element and a revision of the 1968 Element is included as a part of this revised General Plan.

There has always been some confusion among planners as to just what the Housing Element should contain. The Legislature, from time to time, has changed the wording of the mandate and it is interesting to compare the 1968 text of Section 65302 (c) of the Government Code of California with the text of the same section which was approved by the Governor on December 17, 1971.

The 1968 text reads:

"(c) A Housing Element consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall endeavor to make provision for the housing needs of all segments of the community."

The 1971 version reads:

"(c) A Housing Element, to be developed pursuant to regulations established under Section 37041 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing needs of all economic segments of the community."



The words which have been underlined in this latter section are those which have been added since the Legislature passed the original law. They appear to reinforce a statement in the San Benito County 1968 Plan which reads: "It appears that the Legislature, which is heavily dominated by representatives of the large, metropolitan areas of the state, was attempting by this device to give impetus to the construction of low cost housing for minority groups." It was then indicated that the legislation seemed to have little relationship to rural counties such as San Benito.

Prior to the passage of the revised legislation the California Department of Housing and Community Development on June 17, 1971 issued some guidelines.

It was indicated that in metropolitan areas a regional approach should be taken to the Housing Element. It was urged that housing needs and resources of individual jurisdiction should be fairly inventoried, but that all of the work should be placed within a regional context.

The preparation of larger area housing elements, and the subsequent programs which were developed, were to be facilitated by voluntary cooperation, joint exercise of powers agreements, or similar cooperative mechanisms.

The agency recognized that a different situation exists as to the smaller counties such as San Benito by stating:

"In nonmetropolitan areas, i.e., where only one local jurisdiction covers the entire housing market, the individual city or county can prepare the Housing Element with little reference to larger area concerns. However, in such instances as in



the case of the city where development is extending beyond its borders into the surrounding unincorporated or rural areas, the existing and projected larger market area should be considered.

Goals. The guidelines also identify three broad goals. These are:

"1. To promote and insure the provisions of adequate housing for all persons regardless of income, age, race, or ethnic background.

"2. To promote and insure the provision of housing selection by location, type, price and tenure.

"3. To promote and insure open and free choice of housing for all."

Citizen Participation. The guidelines require citizen participation. With respect to this the following statement is made:

"This is one of the most important of all aspects in the development of a housing element: the direct involvement of a cross section of the citizenry in the planning process. The goals and plans must be generated through citizen advisers. A broadly based, community-wide consumer-producer committee or organization can provide positive input if free of political pressure and harassment. Upon acceptance of a draft of the proposed housing element, the planning body shall hold hearings to receive input and comment from those not a part of the advisory committee."





Citizens Advisory Committee. Following out this mandate the Planning Commission recommended to the Board of Supervisors that a Citizens Committee be appointed. The Board did appoint a Citizens Advisory Committee for the Preparation of General Plan and Zoning Ordinance. Lynn Johnson was elected chairman; Howard Harris, vice-chairman; and Robert E. Bouchard, secretary.

The names of the committee members and the categories they represent are: Alfred J. Bonturi, Loren E. Bryan, Joseph F. Felice, Howard Harris, Enos N. Silva, Quentin J. Tobias and Arthur Weatherly, agriculture; Robert E. Bouchard, utility manager; Mrs. Margaret L. French, Don C. Gardiner and Richard A. Gularte, real estate; Donald L. Gabriel, Lynn J. Johnson and Jerry A. Renz, business; James R. Laws and G. William Shelton III, industry; George Ley, elderly; Frank Mansfield, architect; Ed Markham, mortgage financing; Jerry McCullough, developer of housing; John Morrice, welfare or public housing; Roland Perkins, sanitarian; Ron Rodrigues, minority; Dorothy Root, non-profit sponsor (Red Cross); Henry Sumaya, minority and low-moderate income; and Rev. Kenneth D. Kern, Church Council.

The 1968 Housing Element was based largely on material made available through the Census of 1960. Similar information was compiled in the 1970 census making it possible to develop comparative information between the two dates.

Census Definitions. The Bureau of the Census has adopted certain terminology in connection with its published data.

Housing is classified as either urban or rural. In general, urban housing comprises all housing in places of 2,500 inhabitants or more whether incorporated or not. Rural housing comprises a variety of residences, such as isolated homes in the open country and homes in small villages and environs of cities outside urbanized areas.

Incorporated places with less than 2,500 inhabitants, provided each has a closely settled area of 100 housing units or more, are classified as urban.



In rural territory, occupied housing units are subdivided into rural-farm and rural-non-farm units, on the basis of the number of acres in the place and the total sales of farm products in 1969. All vacant units are included in the rural-non-farm inventory.

Occupied housing units are classified as farm units if they are located on places of ten or more acres from which sales of farm products amounted to \$50.00 or more in 1969, or on places of less than ten acres from which sales of farm products amounted to \$250.00 or more in 1969.

The 1968 Housing Element was prepared separately for Hollister and for San Benito County. For the purpose of this element the figures have been combined, and include San Juan Bautista, so that they all relate to the county as a whole.

Housing Units. A housing unit as defined by the Bureau of the Census excludes persons who live in institutions such as monasteries, convents, homes for the aged, correctional facilities and the like. Thus, the population in housing units, as reported by the Census, is always less than the total population of the county. Table 1, which follows, gives comparative figures on the population in housing units for the years 1970 and 1960.

TABLE 1

POPULATION IN HOUSING UNITS  
SAN BENITO COUNTY

	<u>1970</u>	<u>1960</u>
Population in Housing Units	17,795	14,905
Per occupied unit	3.3	3.2
Owner	3.1	3.1
Renter	3.4	3.3
All occupied units	5,460	4,614



The number of persons per occupied unit has increased slightly over the decade which suggests a slight increase in the average size of the family in San Benito County.

The number of units of housing built during the decade which were found to be occupied at the time of the Census increased by 846 or slightly over 18 percent.

Persons Per Room. One index of overcrowding in housing is the number of persons per room. This figure is arrived at simply by dividing the number of persons who live in a dwelling unit by the number of rooms which the unit contains.

Table 2, which follows, shows the number of units which had one or less persons per room as occupants in the two census years and those which had more than one person per room. In general, the dwelling units with less than one person per room are probably occupied almost wholly by single families, while those with more than one person per room are either occupied by large families in a somewhat crowded situation, but more likely the figures represent the multiple housing in the community.

TABLE 2

PERSONS PER ROOM  
SAN BENITO COUNTY

	<u>1970</u>	<u>1960</u>
Occupied Housing Units	5,460	4,614
Persons per room		
1.00 or less	4,654	3,968
1.01 or more	806	646





The figures also show that there was a slight increase in population density in housing units between 1960 and 1970. In 1960 approximately 14.0% had one or more persons per room, whereas by 1970 this figure had risen to 14.9%.

Status of Housing Units. Table 3 gives a breakdown of housing units by type for the years 1960, 1970 and to July 1, 1972.

TABLE 3

HOUSING UNITS BY TYPE  
SAN BENITO COUNTY

	<u>1972*</u>	<u>1970</u>	<u>1960</u>
No. of Units	6,201	5,863	5,223
Rooms:			
3 or less	1,066	1,061	1,259
4 to 7	4,927	4,587	3,766
8 or more	218	215	198
Median all Units		4.8	
Owner Units		5.3	
Renter Units		4.2	
Units in Structure			
1 (incl. trailers)	5,655	5,307	5,009
2 or more	540	536	214

\* to July 1, 1972



It will be noted that the number of housing units for the two base years in this table are greater than the number in the tables which have preceded this one. This is because the table includes units which are not occupied.

Probably the most interesting fact which emerges from an examination of this table is the sharp rise in the number of housing structures which contains two or more units. In 1960 there were only 214 buildings in the county which provided two or more housing units within them. By 1970 this figure had risen by 150% to 536 structures. A considerable amount of this construction has taken place within the City of Hollister. It also reflects the rise in the number of trailers in which people now live.

Vacancy Status and Quality. Table 4, which follows, suggests a very low ratio of vacant housing to the occupied housing in the county. In both 1960 and 1970 this condition prevailed, the number of units for sale or for rent being only slightly over 2% of the total housing supply.

The quality of housing available rose considerably during the decade, the number of units lacking some plumbing facilities having declined over 55% since 1960.



TABLE 4  
VACANCY STATUS, PLUMBING  
SAN BENITO COUNTY

	<u>1970</u>	<u>1960</u>
Owner occupied	2,937	2,425
Renter occupied	2,523	2,189
Vacant year round	403	365
For sale only	25	22
For rent	97	75
Other vacant	281	212
With all plumbing facilities:		
All units	5,674	4,364
All occupied units	5,301	4,055
Lacking some or all plumbing facilities		
All units	189	466
All occupied units	159	-

The effect of inflation on housing costs can be seen in Table 5.



TABLE 5

VALUE OF OCCUPIED UNITS  
SAN BENITO COUNTY

	<u>1970</u>	<u>1960</u>
Total occupied units	5,460	4,614
Owner occupied	2,078	1,591
Less than \$5,000	25	100
\$5,000 - \$ 9,999	149	456
10,000 - 14,999	408	512
15,000 - 19,999	571	284
20,000 - 24,999	397	88
25,000 - 34,999	339	100
35,000 or more	189	51
Median Value	\$19,100	\$11,900
Renter occupied	1,898	1,978
Monthly Rent		
Less than \$40	74	355
\$40 - \$59	184	535
60 - 79	401	497
80 - 99	400	165
100 - 119		72
100 - 149	580	
120 or more		16
150 or more	186	
Median Rent	\$93	\$57





In 1960 the value of the largest number of dwelling units in the county was between \$5,000 and \$15,000. By 1970 the majority had values between \$10,000 and \$20,000. Median value in 1960 was \$11,900; in 1970, \$19,100.

The same situation occurred with rents. In 1960 the majority were between \$40 and \$80 and by 1970 the figure had risen to between \$60 and \$100. The median for 1960 was \$57 and this rose by 1970 to \$93.

Physical Characteristics. Of the 5,863 housing units in San Benito County, 2,342 or 40.5% are 20 years or less old. 59½%, or 3,521 were built prior to 1950.

TABLE 6

AGE OF STRUCTURES  
1970

Year Structure Built

1969 - Mar. 1970	99
1965 - 1968	434
1960 - 1964	682
1950 - 1959	1,127
1940 - 1949	800
1939 or earlier	2,721



53.6% of the dwelling units in the county are occupied by their owners. It is interesting to note (Table 7) that as between owner occupied units and those which are rented, rented units greatly exceeded in number owner units for the three years between 1967 and 1970. Prior to that date, however, the owner occupied units were in great preponderance, an indication of the stability which homeownership brings to a community.

TABLE 7

LENGTH OF OCCUPANCY  
1970

<u>Year Moved into Unit</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>
Total units	2,937	2,523
1969 - Mar. 1970	286	953
1969	252	374
1965 - 1967	479	586
1960 - 1964	537	350
1950 - 1959	686	166
1949 or earlier	697	94



One index to the quality of housing in an area can be found by examining the plumbing characteristics of the individual units. Table 8, which follows, clearly indicates that the amount of substandard housing in the county is slightly above that of the adjoining counties and the state. 6% of the units had some type of plumbing deficiency.

Some of these percentages are: Santa Cruz County, 2.8%; Monterey County, 3.3%; San Luis Obispo County, 3.2%; Fresno County, 4.5% and Merced County, 4.6%. In the state as a whole, 3.9% of the dwelling units have plumbing deficiencies of some kind or another.

When the dwelling units which are classified by the Census Bureau as "rural" are taken separately the plumbing deficiency rises to 7.5%. There are 3,350 rural units of which 250 have some lack of plumbing.



TABLE 8

PLUMBING CHARACTERISTICS  
1970

Plumbing Facilities	
With all plumbing facilities	5,674
Lacking some or all plumb. fac.	189
Lacking only hot water	50
Lacking other plumb. fac.	139
Piped Water in Structure	
Hot and cold	5,752
Cold only	92
None	19
Flush Toilet	
For exclusive use of HH	5,745
Also used by another HH	10
None	108
Bathtub or Shower	
For exclusive use of HH	5,746
Also used by another HH	6
None	111
Complete Kitchen Facilities	
For exclusive use of HH	5,714
Also used by another HH	11
No complete kitchen facility	138
Source of Water	
Public system or private company	3,974
Individual well	1,755
Other	121
Sewage Disposal	
Public sewer	3,033
Septic tank or cesspool	2,770
Other	47





Two and three bedroom houses constitute about 75% of all the housing in the county. In table 9 there is shown a breakdown of both renter and owner occupied dwellings. It should be noted that figures from the two breakdowns do not always add up to the totals shown. This is because the figures for this category were arrived at by a sampling technique which gave rise to some minor errors - in this case not over 1.2 percent.

TABLE 9

BEDROOMS IN UNITS  
1970

Bedrooms

All year-round units	5,900
None	138
1	822
2	2,134
3	2,274
4 or more	532
Owner Occupied	2,825
None and 1	167
2	896
3	1,451
4	288
5 or more	23
Renter occupied	2,613
None	109
1	526
2	1,064
3 or more	914
All occupied housing units	5,438



Home appliances and other household accessories are tabulated in Table 10 which follows:

TABLE 10

APPLIANCES  
1970

Air conditioning

Room unit:	
1	182
2 or more	-
Central System	142
None	5,526

Heating equipment

Steam or hot water	5
Warm-air furnace	1,383
Built-in electric units	309
Floor, wall or pipeless furnace	2,313
Room heaters with flue	997
Room heaters without flue	152
Fireplaces, stoves, or portable heaters	577
None	127

Telephone

Available	4,673
None	787

Automobiles Available

1	2,850
2	1,515
3 or more	457
None	638



TABLE 10  
APPLIANCES  
1970  
(cont'd)

Clothes Washing Machine

Wringer or spinner	944
Automatic or semiautomatic	3,525
None	969

Clothes Dryer

Gas heated	333
Electrically heated	1,922
None	3,183

Dishwasher

Yes	1,016
No	4,422

Home Food Freezer

Yes	1,818
No	3,620

Television

No. of sets

1	3,472
2 or more	1,497
None	469

UHF-equipped sets

Yes	1,822
No	3,147

Battery Operated Radio

Yes	4,226
No	1,212



Types of heating fuels for houses, water and cooking are shown in Table 11 which follows:

TABLE 11

FUEL  
1970

House Heating Fuel

Utility gas	4,134
Fuel oil, kerosene, etc.	36
Coal or coke	-
Wood	112
Electricity	472
Bottled, tank or LP gas	624
None	60

Water Heating Fuel

Utility gas	3,950
Wood	20
Electricity	680
Bottled, tank or LP gas	657
Other fuel	21
None	110

Cooking Fuel

Utility gas	2,527
Electricity	2,295
Bottled, tank or LP gas	598
Fuel oil, kerosene, etc.	18

An interesting item in this table is that there are still 112 houses in San Benito County which are using wood for heating. 20 of these also use wood for heating water. Electricity and gas are almost equally used for cooking.





TABLE 12

INCOME OF FAMILIES AND UNRELATED INDIVIDUALS  
1969

	San Benito County		Monterey County		San Luis Obispo County		Santa Cruz County		State of California	
	<u>Families</u>	<u>%</u>	<u>Families</u>	<u>%</u>	<u>Families</u>	<u>%</u>	<u>Families</u>	<u>%</u>	<u>Families</u>	<u>%</u>
All Families	4,373		57,105		25,630		32,457		5,001,255	
Less than \$1,000	86	1.9	1,253	2.1	582	2.2	962	2.9	111,268	2.2
\$1,000 - \$5,000	876	20.0	9,547	16.7	5,994	23.3	6,905	21.2	730,418	14.6
\$5,000 - 10,000	1,596	36.5	18,775	32.8	8,247	32.1	10,140	31.2	1,426,126	28.5
10,000 - 15,000	1,077	24.6	15,622	27.3	6,576	25.6	7,928	24.4	1,398,973	27.9
Over \$15,000	738	16.7	11,908	20.8	4,231	16.5	6,522	20.1	1,334,470	26.6
Median Income	8,939		\$9,730		\$8,738		\$9,078		\$10,732	



Family Income. Some insight into the economy of the County can be obtained by referring to Table 12 which shows the incomes of families and unrelated individuals for the year 1969 as reported in the 1970 Census.

Except for the category of income in the \$5,000 to \$10,000 bracket the County compares favorably with the other Counties and the State. In that bracket, however, San Benito County has a much higher percentage of its population.

Monterey County and the State have substantially higher median incomes, whereas San Luis Obispo and Santa Cruz Counties are quite comparable.

The median income is the amount which divides the distribution into two equal groups, one having incomes above the median and the other having incomes below the median.

Family incomes for San Benito County have been broken down as to their source and type. This analysis is shown in Table 13 which follows.



TABLE 13  
TYPE OF INCOME OF FAMILIES  
SAN BENITO COUNTY

	<u>Mean Income</u>	<u>No. of Families</u>
All families		4,373
With wage or salary income		3,759
Mean wage or salary income	\$8,600	
With non-farm self-employed income		495
Mean non-farm self-employed income	10,368	
With farm self-employment income		467
Mean farm self-employment income	4,406	
With Social Security income		844
Mean Social Security income	1,533	
With Public Assistance or Public Welfare Income		373
Mean Public Assistance or Public Welfare Income	1,585	
With other income		1,517
Mean other income	2,487	



Family Member Occupations. An examination of Table 14, which follows, may raise some questions as to the numbers of people in various categories. However, when the definitions for each of the categories are examined what may seem unusual is easily explained.

For example, the category of teachers includes only prekindergarten, kindergarten, elementary and secondary school teachers. It excludes principals and supervisors and all other teachers, such as those in institutions of higher learning.

Professional workers category includes a wide variety of occupations, such as actors, athletes, photographers, public relations men, radio and television announcers, and similar occupations.

TABLE 14

OCCUPATION  
SAN BENITO COUNTY

Total Employed, 16 yrs. and over		6,530
Professional, technical		712
Engineers	75	
Physicians, Dentists	34	
Health Workers	44	
Teachers	269	
Technicians (except health)	46	
Other	244	
Managers, Administrators (except farm)		320
Salaried	239	
Self-employed	81	





TABLE 14  
OCCUPATION  
(cont'd)

Sales Workers		379
Retail trade	240	
Other	139	
Clerical		838
Craftsmen, Foremen		824
Auto mechanics, repairmen	115	
Maintenance, repair (except auto)	121	
Metal craftsmen	47	
Construction craftsmen	229	
Other	312	
Operatives, except Transport		728
Durable goods mfg.	207	
Nondurable goods mfg.	248	
Non-mfg. industries	273	
Transport Equipment Operatives		252
Laborers, except farm		344
Construction	30	
Freight, stock and material handlers	94	
Other, except farm	220	
Farmers, and farm managers		259
Farm laborers and farm foremen		1,086
Service workers		664
Cleaning service	129	
Food service	240	
Health Service	123	
Personal service	88	
Protective service	51	
Private household workers		124



Median Earnings. Median earnings from a number of these occupations in the County for 1969 are shown in Table 15 which follows.

TABLE 15

MEDIAN EARNINGS  
in 1969 of persons in experienced  
civilian labor force for selected  
occupation groups

Male, 16 yrs. old and over with earnings	\$6,291
Professional, Managerial and kindred workers	\$10,525
Craftsmen, Foremen and kindred workers	8,525
Operatives, including transport	6,480
Laborers, except farm	2,891
Farmers and Farm Managers	5,817
Farm laborers, except unpaid and foremen	3,894
Female, 16 yrs. old and over with earnings	2,581
Clerical and kindred workers	3,525
Operatives, including transport	1,691



Median earnings differ from average earnings and are a truer index of the overall income of the various occupations in the county. The average earnings would be arrived at by totaling all of the earnings from each occupation in the county as paid to individuals, and then dividing them by the total number of individuals. Median earnings is defined on page 19. A breakdown of the family composition is given in Table 16. Some comment is in order as to what constitutes a family and a subfamily.

Family Composition. According to 1970 definitions, a family consists of a household head and one or more other persons living in the same household who are related to the head by blood, marriage or adoption. All persons in a household who are related to the head are regarded as members of his or her family. Not all households contain families, because a household may be composed of a group of unrelated persons or one person living alone. The mean size of a family is derived by dividing the number of persons in the families by the total number of families.

A subfamily is a married couple with or without children, or one parent with one or more single children under 18 years old, living in a household and related to, but not including the head of the household or his wife. The most common example of a subfamily is a young married couple sharing the home of the husband's or wife's parents. Members of a subfamily are also included among the members of the family. The number of subfamilies, therefore, is not included in the number of families.



TABLE 16

FAMILY COMPOSITION  
SAN BENITO COUNTY

Families		4,373
With own children under 3 yrs.	602	
With own children under 6 yrs.	1,183	
With own children under 12 yrs.	1,911	
With own children under 18 yrs.	2,525	
With sons/daughters under 25 yrs.	2,780	
With sons/daughters 13 to 19 yrs.	1,395	
With sons/daughters 18 to 24 yrs.	686	
Subfamilies		115
No. of own children under 18	113	
Husband-wife Subfamilies		56
No. of own children under 18	37	
Subfamilies with female head		55
No. of own children under 18	72	
Married couples		3,805
% in Subfamilies	1.5	
With own children under 6	1,095	
With own children under 18	2,221	
With husband under 45	1,811	
Total under 18 yrs. old		6,896
Living with both parents	5,720	
% of total	82.9	





TABLE 17

AGE GROUPS BY SEX  
1960-1970  
SAN BENITO COUNTY

<u>Ages</u>	<u>1960</u>			<u>1970</u>		
	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
0 - 4	523	522	1,045	863	901	1,764
5 - 9	546	473	1,019	986	957	1,943
10 - 14	533	470	1,003	998	941	1,939
15 - 19	393	359	752	923	888	1,811
20 - 24	244	205	449	568	662	1,230
25 - 34	509	514	1,023	1,035	1,038	2,073
35 - 44	602	585	1,187	931	1,032	1,963
45 - 54	645	468	1,113	985	982	1,967
55 - 59	288	199	487	445	445	890
60 - 64	219	160	379	409	357	766
65 - 74	303	268	571	541	578	1,119
75+	<u>157</u>	<u>140</u>	<u>297</u>	<u>310</u>	<u>451</u>	<u>761</u>
ALL	4,962	4,363	9,325	8,994	9,232	18,226



TABLE 18

MAJOR AGE GROUPS  
SAN BENITO COUNTY  
Number and Percentage of the Population  
1960-1970

<u>Age Group</u>	<u>1960</u>	<u>%</u>	<u>1970</u>	<u>%</u>
0 - 20	3,819	40.9	7,457	40.9
20 - 45	2,659	28.5	5,266	28.9
Over 45	<u>2,847</u>	<u>30.6</u>	<u>5,503</u>	<u>30.2</u>
TOTAL	9,325	100.0	18,226	100.0

The striking thing revealed by compiling the more detailed information (Table 17) into a briefer form as shown in Table 18, "Major Age Groups", is that virtually no change in the composition of San Benito County population as to age has occurred in the decade. In 1960, 69.4% of the population was under 45 years of age. This situation changed only .4 of a percentage point in the ten years so that in 1970 this group constituted 69.8%. Similarly there was a change of only .4 of a percentage point in the group over 45 years of age.

A rather high percentage of those employed in San Benito County, live there. As can be seen from Table 19, which follows, it reaches almost 80%.



TABLE 19

SAN BENITO COUNTY  
PLACE OF WORK  
1970

Total Workers	6,459
Worked in County of residence	5,131
% of all workers	79.4
Worked outside County of Residence	858
Place of work not reported	470

These figures point up the fact that commuter employment is a minor factor in the county economy and that as of now San Benito County can hardly be construed as being a "bedroom" area. This is a favorable economic situation.

TABLE 20

ETHNIC DATA

	San Benito County		State of California	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Total Population	18,226	100.00	19,957,304	100.00
White	17,553	96.30	17,856,046	89.40
Negro	63	.35	1,397,138	7.00
Other	610	3.35	704,120	3.50

Source: 1970 U. S. Census



Ethnic Group. Table 20 shows comparative ethnic data for San Benito County and the State. Over 96% of the county residents are classified as white with less than one-third of one percent being negro. In the State as a whole 7% of the inhabitants are negros with 89.4% being white.

In other races San Benito County is almost precisely the same composition as the State.

The Census Bureau divides the population into two groups, white and nonwhite. The group designated as "nonwhite" includes persons of Negro, American Indian, Japanese, Chinese, Philippino, Korean, Asian Indian and Malayan races. Since Negros constitute 92% of all nonwhites they are handled as a separate category from the other races previously mentioned.

The population of San Benito County contains a higher percentage of foreign born persons than are in adjoining counties or the State as a whole. These figures are included in Table 21 which follows. Almost 13% of the county population is foreign born as compared with only 5% in San Luis Obispo County, 7.9% in Santa Cruz County, 8.8% in the State and 9.7% in Monterey County.





TABLE 21

NATIVITY  
(Population in thousands)

	San Benito County		Monterey County		San Luis Obispo County		Santa Cruz County		State of California	
	<u>Pop.</u>	<u>%</u>	<u>pop.</u>	<u>%</u>	<u>pop.</u>	<u>%</u>	<u>pop.</u>	<u>%</u>	<u>pop.</u>	<u>%</u>
Total Population	18.2		250.0		105.6		123.7		19,957.3	
Native of native parentage	11.6	63.8	181.3	72.5	86.2	81.5	93.1	75.2	14,965.2	74.4
Native of foreign or mixed parentage	4.3	23.7	44.3	17.7	14.1	13.3	20.8	16.8	3,234.0	16.2
Foreign born	2.2	12.7	24.4	9.7	55.3	5.0	9.8	7.9	1,757.9	8.8

The category "Native of native parentage" comprises native persons, both of whose parents are also natives of the United States. "Native of foreign or mixed parentage" comprises native persons, one or both of whose parents are foreign born.



Persons, which the U. S. Census Bureau identifies as being of the "Spanish language or Spanish surnames" comprise about 45% of the population of the county. They are, therefore, an important economic and cultural group and for this reason separate statistics are included in this report. The Census Bureau describes persons of Spanish language as including all persons of Spanish mother tongue and all other persons in families in which the head or wife reported Spanish as his or her mother tongue.

In five Southwestern States (Arizona, California, Colorado, New Mexico and Texas) persons with Spanish surnames were identified by means of a list of over 8,000 Spanish surnames originally compiled by the Immigration and Naturalization Service (and later updated by the Bureau of the Census). In the five Southwestern States social and economic characteristics are presented for persons of Spanish language combined with all other persons of Spanish surname.

Table 22 is a breakdown by sex of persons in these categories for the County and the State and the three adjacent counties.



TABLE 22

PERSONS OF SPANISH LANGUAGE OR SPANISH SURNAMES  
BY SEX  
(Population in Thousands)

	San Benito County		Monterey County		San Luis Obispo County		Santa Cruz County		State of California	
	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>
Total										
All Ages	8.1	44.5	52.7	21.0	11.7	11.1	14.6	11.8	3,101.5	15.5
Male	4.0	49.8	28.6	54.3	6.1	52.5	7.4	50.5	1,544.0	49.7
Female	4.1	50.1	24.0	45.6	5.5	47.5	7.2	49.5	1,557.5	50.2

Table 23, which follows, gives a breakdown for the same group by place of birth. As can be seen there are about three times as many persons by percentage in the county populations as there are in the state as a whole.

TABLE 23

PERSONS OF SPANISH LANGUAGE OR SPANISH SURNAMES  
BY NATIVITY  
(Population in Thousands)

	San Benito County		Monterey County		San Luis Obispo County		Santa Cruz County		State of California	
	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>	<u>Pop.</u>	<u>%</u>
Total										
Pop.	8.1	44.5	52.7	21.0	11.7	11.1	14.6	11.8	3,101.5	15.5
Foreign										
Born	1.6	19.9	11.3	21.4	1.4	12.4	3.2	22.2	654.4	21.1
Native	6.5	80.1	41.4	78.5	10.2	87.5	11.3	77.7	2,447.1	78.9



Characteristics of Housing Units with Household Head of Spanish Language or Spanish Surname. Just as in the case of the population statistics, housing characteristics have been compiled for the group in which the household head is of Spanish language or Spanish surname. Pertinent information with respect to this group is shown in the tables so that a comparison can be made with the county-wide tables which appeared previously in this report.

7,953 persons of Spanish origin occupied 2,038 housing units when the U. S. Census was taken in 1970. Their occupancy per unit was somewhat higher than the occupancy in the county as a whole. Owner occupied units county-wide averaged 3.1 persons per unit, while those with the Spanish background who owned their homes had an average of 3.7 persons per unit. In the rental category county-wide there were 3.4 persons per unit whereas in this special category there were 4.1.

Renter occupied accommodations were somewhat more numerous among those of Spanish background than county-wide. They rented 60% of their housing as compared with 46% county-wide.

TABLE 24

POPULATION IN HOUSING UNITS  
1970

Total Population of Spanish language or Spanish surname	8,185
Population in Housing Units	7,953
Per occupied unit	3.9
Owner	3.7
Renter	4.1
All occupied Housing Units	2,038





Similarly the figures for the Spanish group indicate that 70% live in dwelling units where the number of persons per room is one or less; 11% fall in the 1.01 to 1.50 category, 19% in 1.51 or more. Corresponding figures county-wide are 85%, 10% and 5%.

TABLE 25

PERSONS PER ROOM

Persons per room - All occupied units	2,038
1.00 or less	1,432
1.01 to 1.50	379
1.51 or more	227

Similar comparisons can be made for the other characteristics of housing by examining tables 26 through 30 which follow.

TABLE 26

HOUSING UNITS BY TYPES

Number of Units	2,038
Rooms	
3 or less	479
4 to 7	1,517
8 or more	42
Median all occupied units	4.6
Median owner occupied units	5.1
Median renter occupied units	4.1



TABLE 26  
HOUSING UNITS BY TYPES  
(cont'd)

Units in Structure

1	1,693
2	98
3 and 4	75
5 to 19	45
20 or more	60
Mobile home or trailer	67

TABLE 27

PLUMBING FACILITIES

With all Plumbing Facilities	1,932
Owner Occupied	804
Renter Occupied	1,234
Lacking some or all Plumbing Facilities	106



TABLE 28

## VALUE OF OCCUPIED UNITS

Total Occupied Units	1,644
Owner Occupied:	669
Less than \$5,000	15
\$5,000 - \$ 9,999	66
10,000 - 14,999	161
15,000 - 19,999	228
20,000 - 24,999	93
25,000 - 34,999	64
35,000 or more	42
Median Value	\$16,800
Specified Renter Occupied	975
Monthly Rent:	
Less than \$40	73
\$40 to \$59	298
\$60 to \$79	280
\$80 to \$99	112
\$100 to \$159	170
\$150 or more	19
No cash rent	23
Median Rent	\$68



TABLE 29

AGE OF STRUCTURES  
1970Year Structure Built

1965 to March 1970	123
1960 to 1964	197
1950 to 1959	347
1940 to 1949	364
1939 or earlier	1,007

TABLE 30

## LENGTH OF OCCUPANCY

<u>Year Moved into Unit</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>
No. of Units	804	1,234
1969 to March 1970	81	446
1968	68	187
1956 to 1967	130	324
1960 to 1964	234	149
1950 to 1959	176	72
1949 or earlier	115	56





Plumbing Characteristics. Housing in this special category appears to be of equal quality as that in the whole county. By examining Table 31, which follows, it can be seen that there is very little difference in the amount of units lacking certain plumbing facilities than there is county-wide.

TABLE 31

PLUMBING CHARACTERISTICS

Plumbing facilities	
With all plumbing facilities	1,932
Lacking some or all plumbing facilities	106
Lacking only hot water	33
Lacking other plumbing facilities	73
Piped Water in Structure	
Hot and cold	1,976
Cold only	45
None	17
Flush Toilet	
For exclusive use of household	1,972
Also used by another HH	--
None	66
Bathtub or shower	
For exclusive use of HH	1,984
Also used by another HH	-
None	54
Complete kitchen facilities	
For exclusive use of HH	1,989
Also used by another HH	7
No complete kitchen facilities	42
Source of Water	
Public system or private company	1,527
Individual well	495
Other	16
Sewage Disposal	
Public sewer	1,315
Septic tank or cesspool	694
Other	29



TABLE 32

APPLIANCES  
1970

Air Conditioning	
Room units	53
Central system	52
None	1,933
Heating Equipment	
Warm air furnace	314
Built-in electric units	51
Floor, wall, or pipeless furnace	904
Room heaters with flue	353
Room heaters without flue	108
Fireplaces, stoves, or portable heaters	210
None	98
Telephone	
Available	1,597
None	441
Automobiles Available	
1	1,052
2 or more	674
None	312

Substandard Housing. The method of reporting substandard housing was not kept uniform between the 1960 and 1970 census. Moreover, the report on this subject which is to be issued by the Census Bureau, will not be available during the period of time in which this element must be completed.



The Census Bureau relies heavily on the condition of the plumbing to determine whether or not a building is substandard as a housing unit. If a unit lacks any of the standard items of plumbing necessary to the health and safety of the inhabitants, then it is considered substandard. There is also a classification called "dilapidated housing" which was used in the 1960 Census, but for which there is no definition in 1970 Census as yet.

Dilapidated housing is that which is beyond economical repair, or which is constructed of materials not normally used such as packing boxes, scrap lumber, or tin; or structures with makeshift walls or roofs, those lacking foundations; structures with dirt floors; and cellars, sheds, barns, garages, or places not originally intended for living quarters and inadequately converted to such use.

We can construct a table in order to compare the situation in 1960 to 1970 in the county as a whole, including the City of Hollister. This table follows:

TABLE 33

CONDITION BASED ON PLUMBING

	<u>1970</u>	<u>1960</u>
All Units	5,863	4,830
With all plumbing facilities	5,674	4,364
Lacking only hot water	50	28
Lacking other plumbing fac.	189	438



It can be seen that the situation has greatly improved over the decade. Whereas in 1960 there were 466 dwelling units without adequate plumbing facilities, by 1970 this number had fallen to 239. This is a reduction from 9.7% a decade ago to 4.1% today. There are several reasons for this dramatic change in the situation.

During World War II the Hollister area was chosen by the Armed Services as a training area for military aircraft pilots. The Government constructed an airport suitable for this purpose and the whole activity generated a large number of persons who needed housing. This situation, coupled with the demand created by the freeze on all home construction during war time, resulted in the conversion of garages, spare rooms, and even the construction of additions to such buildings, many of which were without the usual plumbing facilities found in a standard unit.

After the War as conventional dwelling units became available, these substandard dwellings gradually became unrentable and were either converted to their original purpose or demolished.

This situation was accelerated by the adoption of the Uniform Building Code; the Plumbing and Electrical Codes; and adequate Fire Zone Ordinances, by both the cities in the county and the county itself.

These actions tended to accelerate the removal of the marginal housing both through the operations of the Codes, both by their application to the housing directly and through the assurance of adequate new construction and good environmental surroundings.





There are some portions of the county which do not have sewers available. Where this is the case the minimum lot size of 7,200 square feet is required. Before a subdivider is permitted to record a tract in a nonsewered area rigid soil tests are carried out by the Health Department officials to insure that the septic tank form of sewage disposal is workable and will not result in the pollution of any underground water supply.

Hollister and San Juan Bautista have adequate sewerage systems, as does the unincorporated area of Tres Pinos. All three have an adequate water supply operated by a public agency as does a portion of Aromas.

In Aromas the zoning regulations provide that those areas which are within a public water district and which are served by it may be subdivided with lots of a minimum area of 10,000 square feet. Where individual water supply is used the minimum sizes are 2½ and 5 acres respectively.

Aromas presents a difficult problem where unified service facilities are required. Only that portion of San Benito County which lies east of Carpenteria Road is in Aromas. The balance is in Monterey County with a small portion being in Santa Cruz County.

Portions of Aromas are served by a public water district.

The topography in Aromas tends to limit the minimum lot sizes which are obtainable and this community will probably have to remain as a low density one until some plan can be developed to bring about a public sewerage system.



The rise in the number of units which lack only hot water can be attributed primarily to scattered recreational cabins throughout remote and difficult places to reach in the county. San Benito County is a hunting and fishing recreational area where there are a number of absentee owners who use small cabins for shelter on visits for these activities.

Low Cost Housing. The City of Hollister has cooperated actively with two builders who specialize in constructing low cost housing under certain federal programs. Villa Hermosa is the largest of these developments and is located between Highway 156 and Buena Vista Avenue. 67 housing units have already been completed and many of them occupied and 40 additional ones are now under construction. The financing has come from the Farmers Home Administration.

A similar development has been constructed in the Sunnyslope Area on three new streets north of Hilltop Drive. There are 47 units. Both developments are single family detached homes.

Contrary to what might be expected, farm labor housing is not a problem. Most of the farming operations are on a large scale and, curiously, do not employ large numbers of migrant workers as might be expected. Many of the workers are permanent local residents and a substantial number of them have purchased homes in the new low cost developments. For migrant workers San Benito County has constructed 70 living units on a county owned land parcel.



Housing Plan Review. San Benito County has an Overall Economic Development Program which includes attention to housing needs which is reviewed by a representative citizens group annually. In a more intensively populated area there may well be need for a special reviewing committee, but where the population is so low compared with the normal area for which the Housing Element legislation was intended, it would seem to be appropriate for the OEDP Committee to continue its review of all the needs of the community, including housing. To require a separate committee would only result in a duplication of the same people acting under a different name.

Conclusion. It can, therefore, be reasonably concluded that San Benito County and its two incorporated cities, and the unincorporated urbanized places are now, and have for the past 12 years, been taking fully adequate steps to raise housing standards within their respective jurisdiction and to bring about constant improvement in public facilities for existing housing. There appears to be no need for actions other than those now being taken and contemplated to assure the continual upgrading on the housing status of the area.



THE GENERAL PLAN  
COUNTY OF SAN BENITO, CALIFORNIA  
SCENIC HIGHWAYS ELEMENT

1973





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Foreword. The concept of establishing scenic highways which traverse especially scenic territory, or connect individual features of unusual scenic values is by no means new in California. Over three decades ago Santa Clara County pioneered in establishing scenic zones along Skyline Boulevard, Pacheco Pass Highway and the Hecker Pass Highway.

In 1963 the California Legislature established "Official State Scenic Highway" designations. The Master Plan of State Highways eligible for this designation covers 6,406 miles of the 16,800 mile state highway system.

The 1963 legislation by its nature and intent was to encourage local jurisdictions to request such designation. Administration and coordination of the program are the responsibility of the Department of Public Works of California which has worked with an Advisory Committee whose members are appointed by the Governor.

The Committee has worked out facility planning, design criteria and standards which, among other things requires a participating local governmental unit to adopt its own scenic highway plan and program and a plan implementation which will result in the protection and enhancement of natural and man-made scenic resources - in short - the visual environment.



Alpine County was the first California county to obtain official scenic highway designations for all state highways within the county. This is a total of 81.6 miles, including all of State Routes 4, 88 and 89 within the county.

In 1970 the District Office of the Division of Highways recommended to the Board of Supervisors that Routes 25 and 180 from Hollister to the Monterey County line and Route 146 and Route 25 to the Pinnacles National Monument be designated as scenic highways.

Because this concept was a relatively new one to landowners in the county they suggested to the Board of Supervisors that the matter should have further study. Since that time the State Legislature has made it mandatory upon Counties to develop a Scenic Highways Element of the General Plan. Accordingly a Subcommittee of the Citizens Advisory Committee for the Preparation of General Plan and Zoning Ordinance has been assigned to prepare the element. The subcommittee consists of Richard A. Gularte, chairman; Donald L. Gabriel, Don C. Gardiner and Joseph F. Felice.

The principal objection which has been raised to this element is that the State might apply what would amount to zoning regulations along all of the designated highways which might be so severe as to affect normal farming operations. There is no objection to the idea of scenic highways as such, but only to the enforcement of the necessary rules being handled by a group relatively remote from the county.



## DEPARTMENT OF TRANSPORTATION

OFFICE OF DIRECTOR

1120 N STREET

SACRAMENTO, CALIFORNIA 95814



October 1, 1973

Mr. Richard Gularte  
308 Third Street  
San Juan Bautista, CA 95045

RECEIVED  
RICHARD A. GULARTE & ASSOC. INC.  
REAL ESTATE - SAN JUAN BAUTISTA, CALIF.

OCT 3 1973  
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

Dear Mr. Gularte:

Mr. S. W. Bridgers, now Past-Chairman of the Scenic Highway Advisory Committee, has referred your June 29, 1973 letter to me for reply.

Your specific question concerns whether the State can preempt county ordinances and impose further restrictions, once the county has acted to regulate land use as required to permit official Scenic Highway designation. The answer to this would be in the negative.

The statutes under which the California Scenic Highway Program operates does stipulate minimum requirements that must be met with regard to the State designation of official scenic highways (Section 261, Streets & Highways Code). Thus, if a local government authority wants State designation of a particular highway, whether it be a State highway or County road, then it must comply with the State law, and the rules and regulations promulgated pursuant to that State law. As with any law, the Statutes could be revised making the rules and regulations more (or less) stringent. If such were to happen and the county's designated highways no longer met the new minimum criteria then the official State designation would be removed and the official State Scenic Highway Poppy Signs would be removed. The County could still call it a County Scenic Highway and commemorate it by whatever other method they saw fit. The 17-Mile Drive, in Monterey County, although not a public road, would be an example.

In other words, counties can have scenic highways which comply with the criteria in their own Scenic Highway Elements but which do not have "official" State recognition as scenic highways.

We would, of course, like to see as much mileage of state and county highways as possible meet or exceed the minimum criteria for official state designation as scenic highways, but this desire is by no means mandatory or preemptive.

Sincerely,

*Mark A. Parreira*  
Mark A. Parreira  
Chairman  
Scenic Highway Advisory Committee





However, an investigation carried on by the Subcommittee indicates that the County can develop its own scenic highway program with its own regulations free from all regulation by the State. This information is contained in a letter from Mark A. Parreira, chairman, California Scenic Highway Advisory Committee, dated October 8, 1973, a copy of which is reproduced on the facing page.

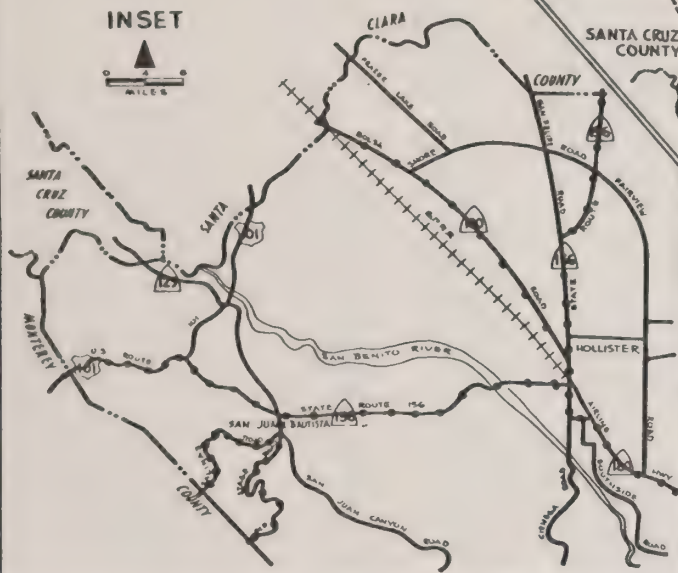
Local scenic highway zones have been successful in many California counties including Santa Clara, Monterey and Santa Cruz Counties.

Purpose and Goals. San Benito County prides itself on its sensitivity to beauty, recognizing the value of beauty not only as an environmental factor but as a salable commodity attracting tourists, vacationers and retired people. It is also recognized that with the steadily increasing traffic and the ongoing urbanization of the county, the beauty of several state highway and county roads will be spoiled without proper controls.

The basic purpose of the San Benito County Scenic Highway Element is to provide for the movement of vehicles through areas of great natural beauty, where the road and the environment are one coordinated visual expression of sensitive design. It is the main goal of this element to retain and enhance the beauty of the landscape while providing for sound growth, and to encourage the maintenance of the existing landscape features and to expand elements which define San Benito County as a beautiful and desirable place to live and work.



INSET



# THE GENERAL PLAN SAN BENITO COUNTY CALIFORNIA

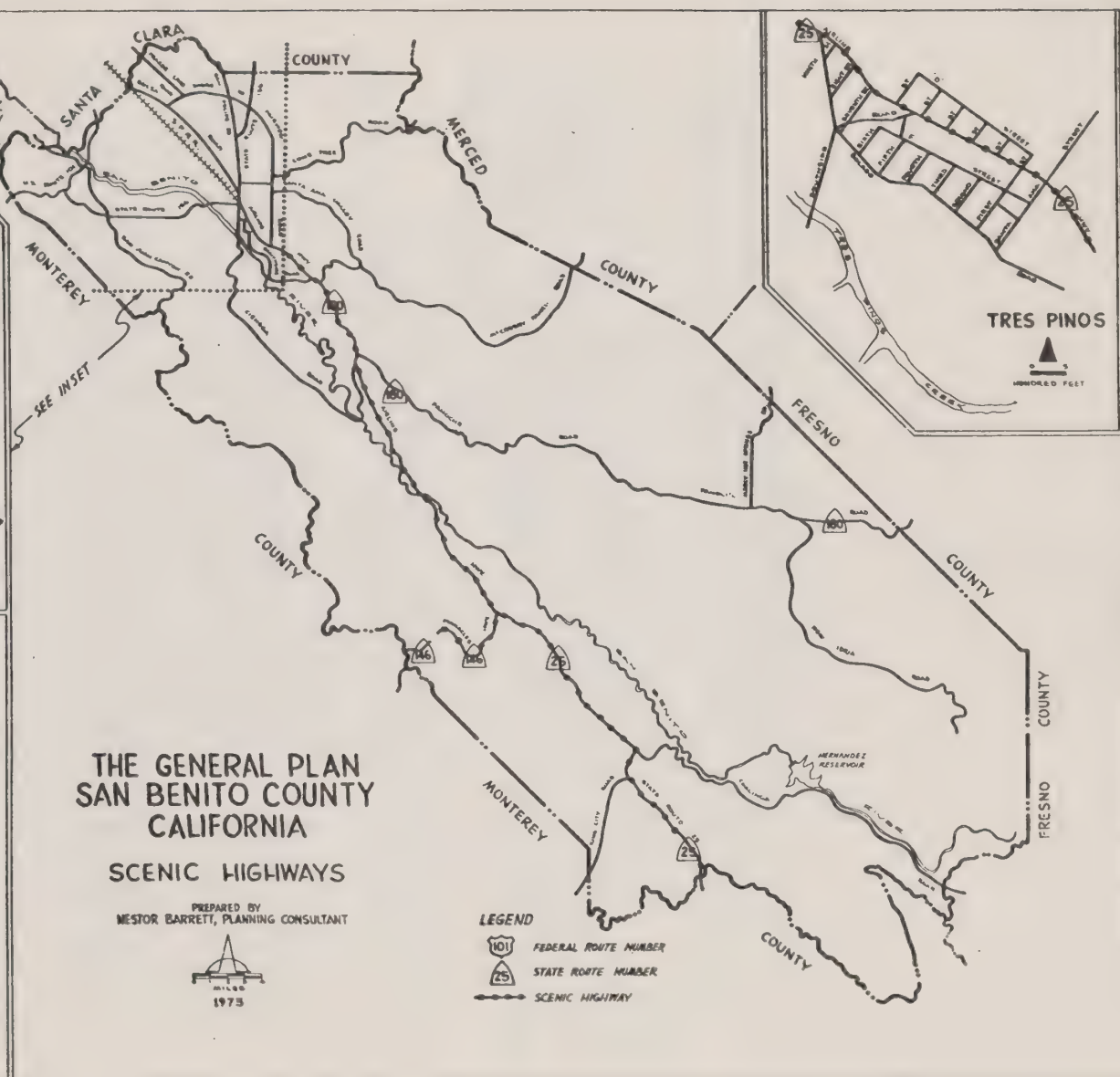
## SCENIC HIGHWAYS

PREPARED BY  
NESTOR BARRETT, PLANNING CONSULTANT

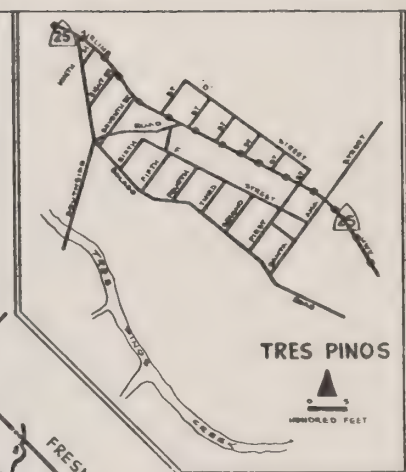


### LEGEND

- FEDERAL ROUTE NUMBER
- STATE ROUTE NUMBER
- SCENIC HIGHWAY



TRES PINOS



AROMAS





San Benito County Scenic Highways. Specific routes within the County of San Benito which are hereby officially designated as Scenic Highways are:

1. That portion of Highway 25 beginning at the southernmost tip of San Benito County and continuing northwest to the Hollister city limits, then continuing on Highway 180 from the northerly limits of Hollister northwesterly to the common boundary of San Benito County and Santa Clara County.

2. All of Highway 146 leading from Highway 25 to the boundary of the Pinnacles National Monument.

3. All of Highway 156 beginning at the Santa Clara County line southerly to Hollister city limits thence beginning on Highway 156 at the westerly city limits of Hollister and continuing to the 101 highway.

4. That portion of the 101 highway commencing at the intersection of 156 and 101 thence southwest on 101 to the San Benito County-Monterey County line.

5. All of the Old Stagecoach Road beginning at the Monterey County-San Benito County line thence in a northerly direction to the intersection of the Old Stagecoach Road and Salinas Road.

6. Salinas Road from Monterey County line to Old Stage Road and continuing to city limit line of San Juan Bautista.

A map showing these designated highways is on the facing page.





It shall be an objective of this County to provide for the development of a scenic route system within San Benito County.

The scenic corridors adjacent to scenic routes shall include, generally, that area which lies five hundred (500) feet on each side of the center line of the scenic highway.

The County shall direct its attention to visual qualities of all new development within the scenic corridor by reasonably guiding that development through the use of its police powers.

The County shall obtain the cooperation of all other levels of federal, state and local government and other public and quasi-public bodies, groups, and individuals in the implementation of this Scenic Highway Element.

Through the adoption of this element, the County expresses its policy to enhance the living conditions of its citizens, promote a favorable public image to those traveling these scenic routes, and to enhance the economic opportunity of the business community of the county. In addition, the County desires to promote the safety, utility, economy, and beauty of all scenic highways constructed in San Benito County.





All of this is aimed toward the overall objectives of spurring community pride, improving the scenic and aesthetic qualities of the county, providing for safe, efficient, and economical transportation of people and goods, capturing the economic input of tourism, enhancing property values of the corridors through which these routes pass, and the promotion of proper and pleasing economic development and enhancing other economic opportunity.

Official designation of the scenic routes in San Benito County will do much to further provide for the protection and enhancement of our existing outstanding natural scenic environment for the present and future use and enjoyment of residents and visitors alike.

Regulations. In order to effectuate this scenic highway system it is recommended that the Planning Commission and Board of Supervisors of San Benito County establish a zoning district classification to be known as an SH - Scenic Highway District. This zoning classification should include regulations which will make possible the effective achievement of the goals and policies of this element, however, none of said regulations should prohibit normal agricultural operations.

Scenic routes should be designated by an appropriate symbol.

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